

Astley Ainslie

Local Place Plan

2025

**Developed by the
Astley Ainslie Community Trust
on behalf of the community**

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1 Summary

The Astley Ainslie site is a strategic community, environmental and health asset, not a conventional development site.

Its scale, greenspace, heritage and long-standing health role require planning decisions to prioritise public benefit, climate, nature and well-being outcomes, and long-term stewardship, in line with National Planning Framework 4 (NPF4).

Decision-makers must treat the site as a protected community asset, apply NPF4 priorities and reassess City Plan 2030 assumptions where they conflict with updated evidence, NHS decisions and community consultation.

The assumption of 500 new homes must be re-examined.

The community seeks a future for Astley Ainslie that is led by public benefit, not land value alone. This includes a health-focused, green and inclusive place, a planned and phased approach to change that maintains access and avoids dereliction, a planning framework that provides clarity and certainty, and meaningful community involvement and stewardship. Community ownership of part of the site may be necessary to achieve these aims.

The community has the following fundamental objectives:

- Free public access throughout the site
- Development limited to the existing building footprint and hard standings
- Continuation of Astley Ainslie's health and well-being function
- Protection of historic buildings, trees, biodiversity, landscape character and key views
- Prioritise walking, wheeling and cycling

What does the community value?

Astley Ainslie is valued as a strategic green and health asset, supporting wellbeing, biodiversity and climate resilience, with strong social, historic and emotional connections, and an important role in local living and everyday use.

What do we want to improve?

The community wants greater clarity about development capacity, improved quality and sustainability of any future buildings, better opportunities for community facilities, and planning decisions that reflect updated evidence and community priorities.

What difference will this make?

This LPP will help ensure development is appropriate in scale and impact, and will protect greenspace, health assets, and access. It will support long-term outcomes for climate and wellbeing, as well as collaborative working between the community, the City of Edinburgh Council, NHS Lothian, and diverse partners.

2 Introduction



This Local Place Plan presents a community-led vision, reflecting local aspirations, for the future sustainable development and use of the Astley Ainslie Hospital Site.

This plan is presented by the Astley Ainslie Community Trust (AACT), a Community Controlled Body under the Community Empowerment (Scotland) Act 2015, and an appropriate body to prepare this Local Place Plan. The AACT was formed in 2018 when the sale of the Astley Ainslie Hospital appeared imminent. AACT was registered as a charity in 2021 and is regulated by the Office of the Scottish Charity Regulator.

Our vision, driven by community views, is for Astley Ainslie to be a thriving greenspace, managed in partnership with the local community, providing health, housing, jobs, and enjoyment to the people of Edinburgh. Realisation of this vision may include community ownership to further the aims we set out here.

This Local Place Plan will influence the City of Edinburgh Council in its preparation of a Place Brief for Astley Ainslie. The Place Brief will determine all future master planning of potential new developments of the hospital site. The Council's approved City Plan 2030 sets out broad development principles and requirements for the site. This includes preservation of listed buildings and protected trees, new housing, active travel routes and potential for future health care infrastructure. The City of Edinburgh Council will consider this Local Place Plan in preparing City Plan 2040.

AACT have a vibrant membership of over 1000 people. On social media, we have over 1,000 followers. Most recently, community aspirations for Astley Ainslie were gathered from ~360 people at a public event in September 2025, with an additional 119 people completing a complementary online survey. 233 high school students completed a young people's survey and two groups of primary shool pupils shared their views. Across all groups, the key messages were simple:

Public access to the whole site should be protected.



Any housing should be designed to protect a nature-friendly, sustainable environment.

AA LPP 2025

Greenspaces, trees and the tranquillity they provide are highly valued.





The Astley Ainslie Hospital was first established in 1923 as what was originally called the Astley Ainslie Institution. It was funded by David Ainslie, a local landowner, who left £700,000 in his estate to fund a hospital that commemorated his nephew John Astley Ainslie. The initial stipulation of his bequest was to provide convalescence for patients recently admitted to the Royal Infirmary of Edinburgh. The site was already an established green space.

In 1948, Astley Ainslie Hospital became an NHS hospital and, since then, provided in-patient and out-patient rehabilitation services using multidisciplinary holistic approaches to enable adults of working age to restore function and independence following the development of cognitive or physical impairment. This was achieved through multidisciplinary interventions while simultaneously managing symptoms or complications that arose from their underlying medical condition. Children were also treated on site with schooling provided. NHS Staff met in social groups in the grounds and patients used the grounds for therapeutic gardening as part of a programme of supported activity facilitated by the Cyrenians. Patients also used select locations for rehabilitation, using different paving surfaces and textures in a controlled way as part of their therapy. This continued for many years but current uses by the NHS are limited to day-patients (Text adapted from the NHS Lothian [Greenspace Management Plan](#) for 2023-2029) .



The site is owned by the Scottish Government and managed by NHS Lothian, which has indicated the intention to vacate some of the site.

In September 2025, NHS Lothian completed the move of all in-patient services from the hospital to East Lothian Community Hospital in Haddington, due to deteriorating accommodation conditions at the Astley Ainslie Hospital.

At present, the site still operates day patient clinical services and has NHS administrative offices. The SMART Centre, located on the site, hosts rehabilitation technology, clinical, and technical facilities. This modern building supports a broad range of services in a purpose-built environment and is planned to be retained.

Hermitage Medical Practice, a local GP service, relocated to the Astley Ainslie site (the Balfour Pavilion) in early 2025.

NHS Lothian has indicated an interest in developing further community health facilities on site.



3 Area covered by this Local Place Plan

The red line on [Map 1](#) on the following page indicates the area covered by this Local Place Plan. The Plan covers the entire site of the Astley Ainslie Hospital, including Woodburn House and its grounds.

Astley Ainslie Hospital (AAH) is in South Edinburgh on a south-facing slope between Bruntsfield and Blackford Hill, giving the site a sheltered, sunny aspect. It is publicly owned and forms the central part of a green corridor running from the Meadows to the City Bypass.

The site lies within Grange Conservation Area and there are 6 listed buildings within it (see [Appendix 4](#) Listed Buildings).

Astley Ainslie is bordered by Bruntsfield, Marchmont, Grange and Morningside. Most of the grounds are within the Marchmont and Sciennes Community Council area, while Woodburn House lies within Morningside Community Council boundaries. The site also borders the Grange and Prestonfield Community Council area.

¹

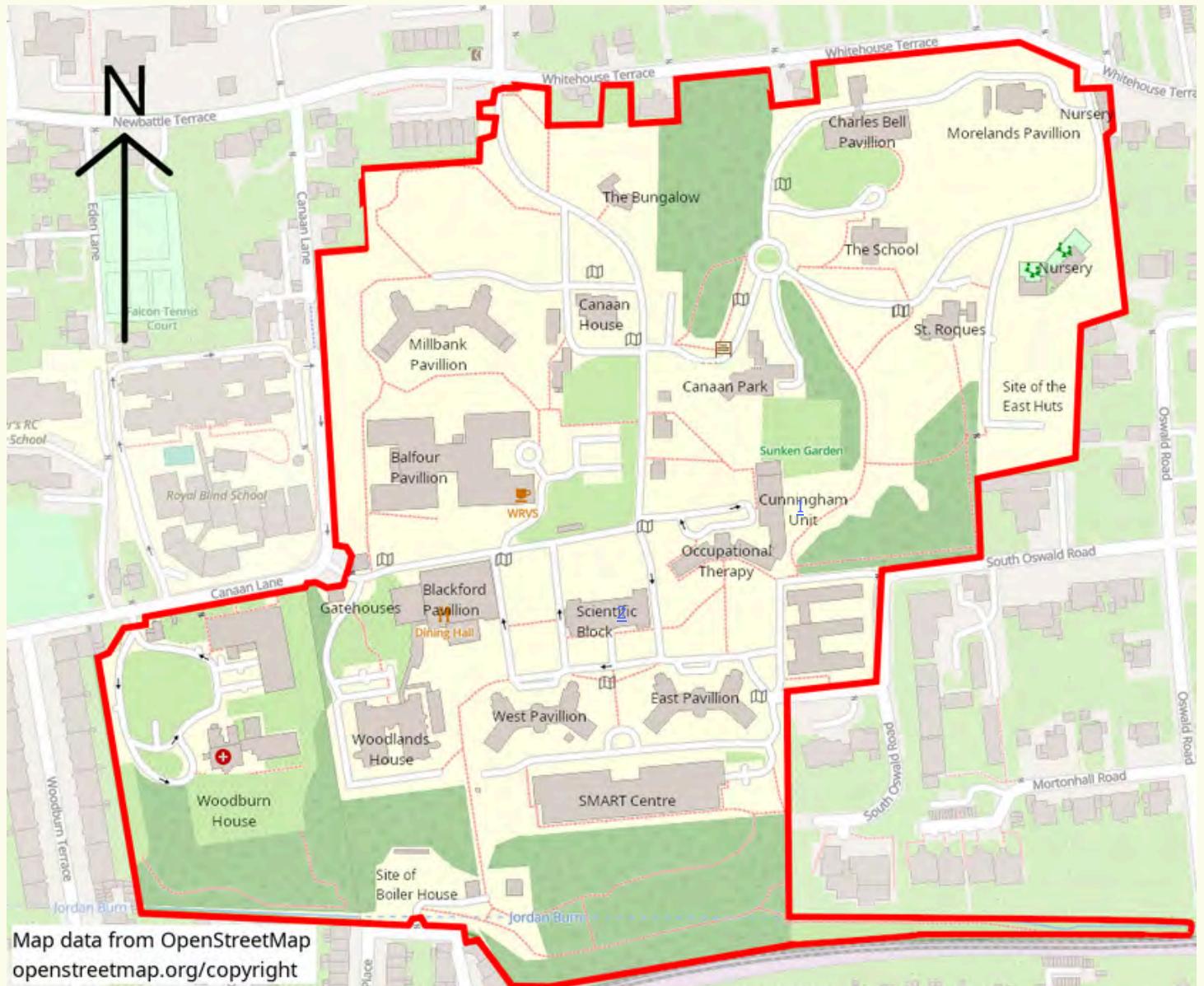
Astley Ainslie sits within the City of Edinburgh Council wards of Southside/ Newington and Morningside.

The site covers approximately 48 acres, making it one of the largest greenspaces in the city. Its greenspace and walking and cycling routes are well used by the local community. Please see [Map2](#) page 10.

Edinburgh City Council's [City Plan 2030](#) identifies several routes through the site as active travel routes. It includes a potential active travel hub on Grange Loan, situated at the site entrance.

The City Plan also proposes a 'quiet route' through the grounds.

Map 1. The Astley Ainslie site



4 Our community, our place



4i Housing

The surrounding neighbourhoods are predominantly residential, with a concentration of amenities and other uses within a 10-minute walk on the east side of Morningside.

St. Peter's Primary School, Canaan Lane Primary School and the Royal Blind School form a cluster directly to the west. There is no high school immediately adjacent to the site, but Boroughmuir and James Gillespie's High Schools are within walking distance.

The area contains mixed-density neighbourhoods, from four-storey Victorian tenements to the west around Morningside Road to large individual Victorian villas to the east and northeast. Recent infill development has been relatively dense, such as the Woodcroft development on the former telephone exchange site at Clinton Road and Pitsligo Road.

The wider area of Morningside and Southside/Newington Wards is characterised by a very imbalanced mix of housing tenures. According to the latest Census of 2022, the tenure breakdown in both these wards (containing approximately 21,000 households) is approximately 83% owner occupation, 10.6% private renting and 7.4% social housing (of which 4.9% is council and 2.5% is housing association rented housing). Being well below the City average of 16% social housing, this site presents an important and rare opportunity to make a positive contribution towards creating a more mixed neighbourhood in future in this part of the City

Grange/ Cluny:

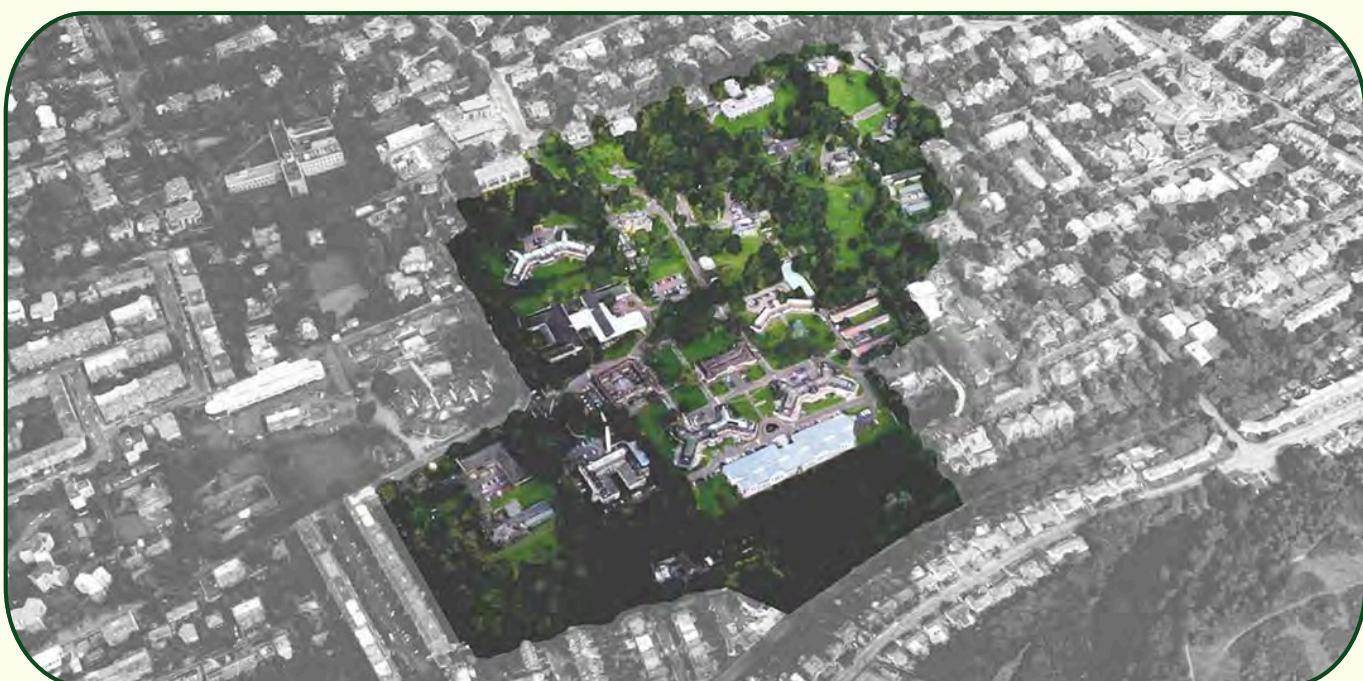
Detached and semi-detached villas, with apartment buildings mostly from mid-20th century onwards; 20–40 dwellings per hectare

Greenhill/ Blackford:

Predominately terraced town houses with occasional detached villas; 40 dwellings per hectare

Morningside/ Newbattle/ Marchmont:

Largely tenemental apartments; 60–90 dwellings per hectare



4ii Access to greenspace



The City Council's open space strategy published in 2016 '[**Open Space 2021**](#)' consists of a suite of documents including the South East Locality Open Space Action Plan. This demonstrates that the communities surrounding the site fail the Council's two standards for access to greenspace:

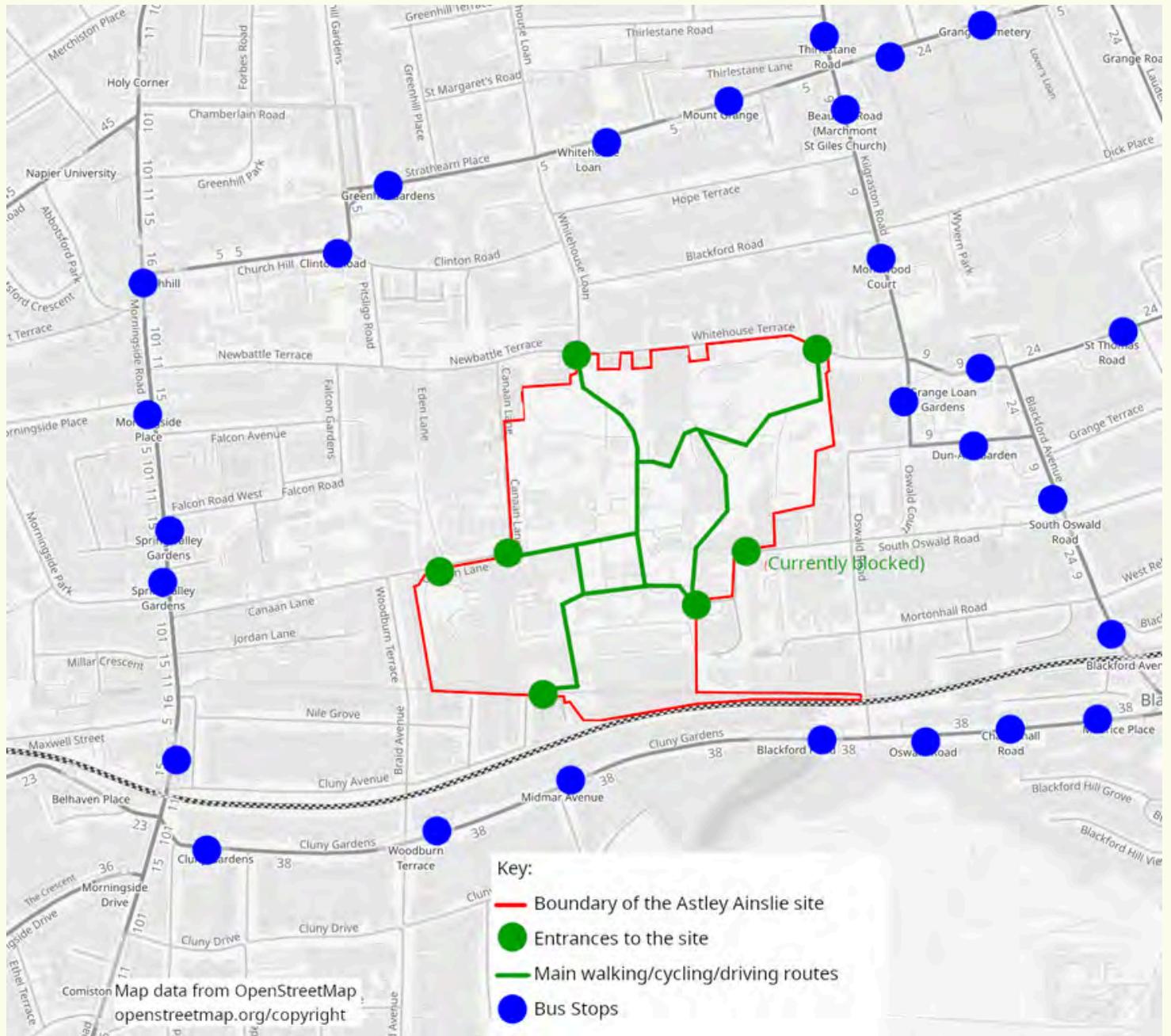
No good quality local greenspace within 400m
No good quality large greenspace within 400m

Access to the Astley Ainslie site is currently by informal permission by NHS Lothian (which is very much appreciated), but there are currently no buildings available for community uses. Access to greenspace for local communities will be significantly reduced if the Astley Ainslie site is no longer available, and other greenspaces are already under pressure or do not offer the same quality of greenspace.

The [**AACT Feasibility Study \(2019\)**](#) also identified an under-provision of play spaces and public allotments in the local area.



Map 2. Access to the Astley Ainslie site





4iii Movement and connectivity

Designated Core Paths

Designated Core Paths cross the site, linking South Oswald Road to the east with Canaan Lane to the west, and connecting two points on Whitehouse Loan in the north to Cluny Place in the south. These Core Paths are well used, and also serve as a safe route for local children travelling to school. The site provides a permeable, open area within surroundings defined by closed private boundaries. In addition to using Core Paths, residents and dog walkers also use many informal routes throughout the site and its grounds. [See Map 2](#).

Public transport

There are currently no direct bus routes to the Astley Ainslie, although there are a number of bus routes that service the site indirectly along Kilgraston Road, Morningside Road and Cluny Gardens. [See Map 2](#).

Wider Edinburgh

Although Edinburgh is a thriving city attracting residents and visitors from all over the world for its vibrant cultural life, excellent greenspaces and strong employment prospects, there are some key facilities which have been noted to be lacking. The City Plan 2030 notes that Edinburgh, like other cities, is feeling the impacts of climate change, that there are poverty and health inequalities in communities, a demand for new homes and rising housing costs, and, in some areas, traffic congestion and poor air quality.



5 The healing and natural environment

5i The healing environment



People use the grounds of the Astley Ainslie to rest and relax, sometimes in a structured, organised way, for example bringing picnics and blankets, and other times in a more informal incidental way.

Many children have learned to cycle in the safety of the grounds. People meet in small groups, sometimes in families, or friends, or to gather as an interest group, perhaps to enjoy the trees or mindfully be within nature.

Foraging is a pastime which is described by the local community as a special value of the grounds, where the biodiverse fringes of the woodland are enjoyed at various times of the year for collecting berries and plants. The mature trees are highly valued by the local community, and they feel a sense of commitment to their protection. This connection supports their sense of wellbeing through connection to nature. The Walled Garden / Secret Garden is a secluded spot where people used to escape from it all (although it is currently overgrown).



5ii The natural environment

The Astley Ainslie Hospital sits in a park-like environment that has contributed to the wellbeing, recreation and convalescence of its patients and the local community for over 100 years. The site has nearly 2,000 trees with over 100 species present. All trees are covered by Tree Protection Orders, with the exception of the commercial woodland to the south of the SMART building. The trees have created a natural environment of significant importance that serves people as well as nature.

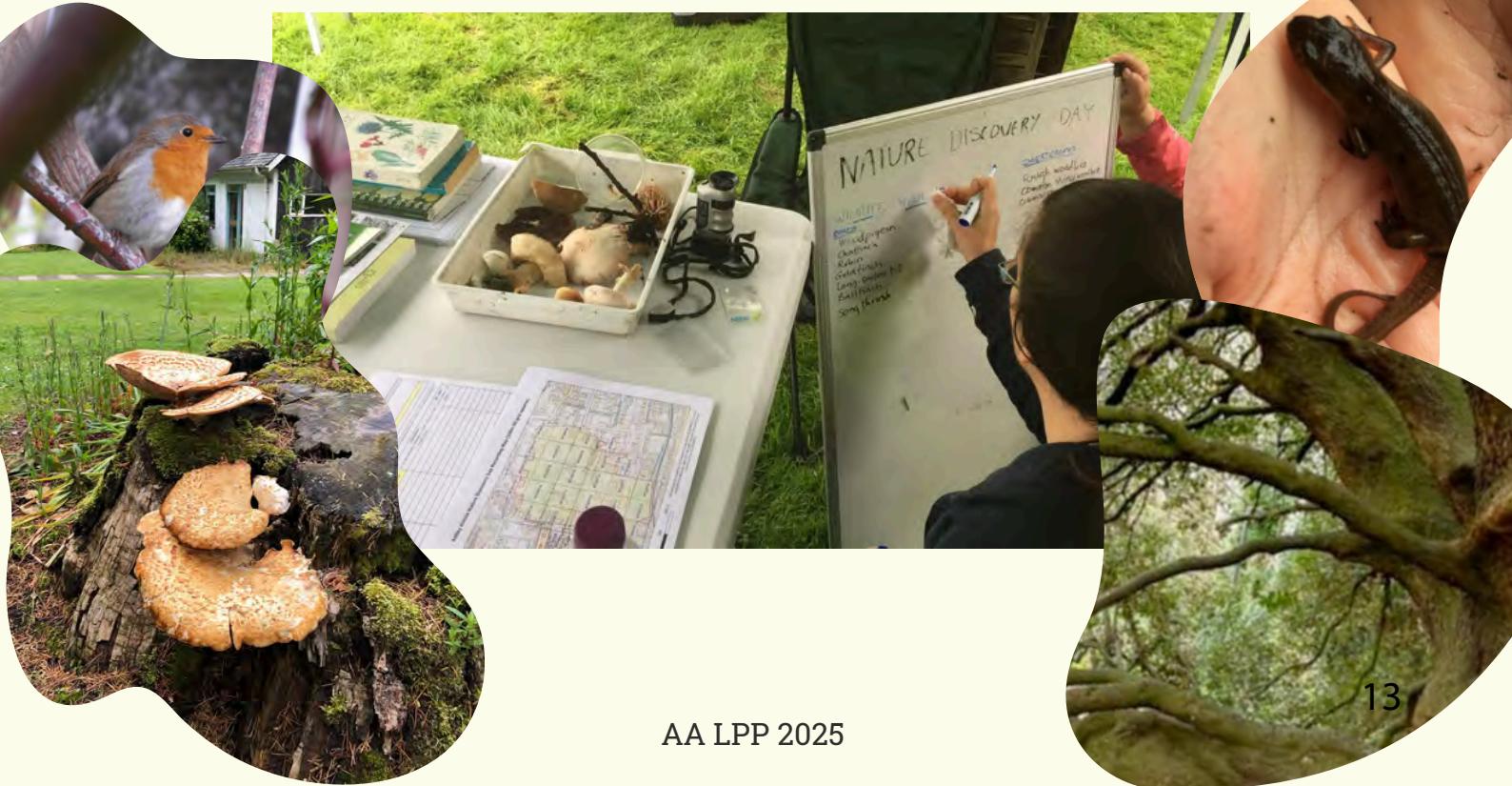
The trees at Astley Ainslie offer a safe haven for local wildlife and are part of a larger urban woodland that extends from the Grange in the north and east to the Braid Hills in the south. In addition to over 100 species of birds recorded at Astley Ainslie, foxes, roe deer, and badgers can be found. There is a wealth of other less obvious wildlife, including different insects, snails, wildflowers, mosses, lichens and fungi.



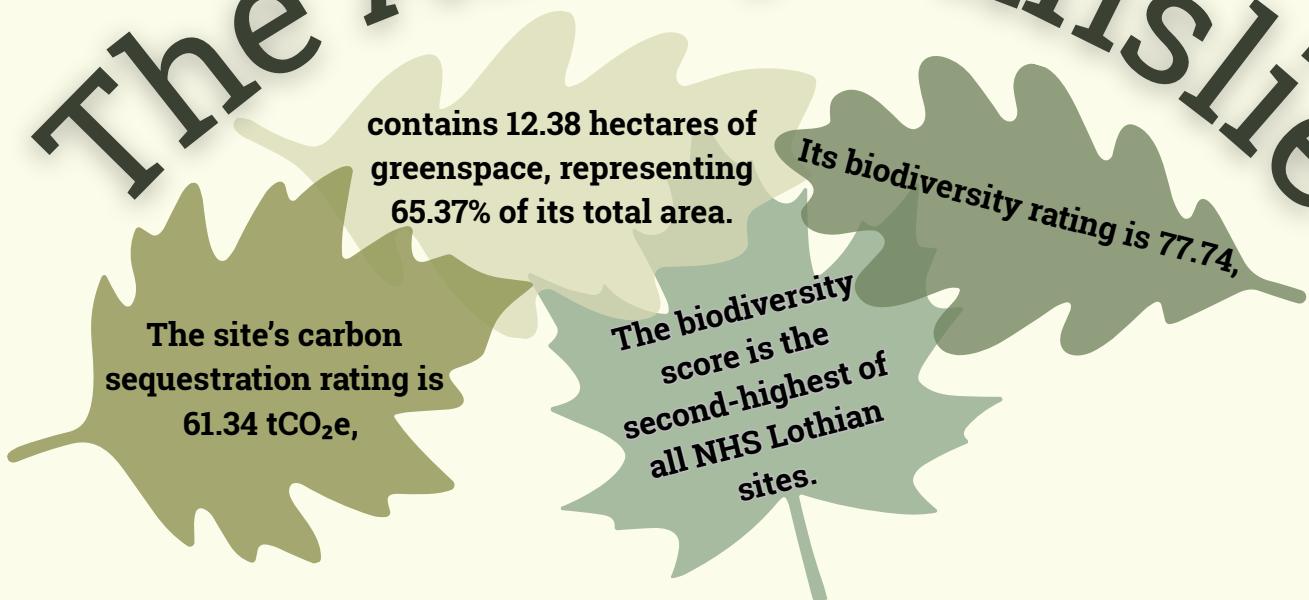
Biodiversity

In 2016, members of the Edinburgh wildlife group [**Wild Reekie**](#) conducted a mini-bio-blitz of biodiversity in the Astley Ainslie grounds. In just 2 hours, they noted 66 different species, including trees, flowers (including woodland flowers indicative of old, semi-natural forests), grasses, birds and small mammals. In one afternoon in August 2019, naturalists attending our [**Nature Day**](#) found 258 different faunal and floral species, demonstrating the importance of the site as part of a wider green network across the city for wildlife and people.

[**\(See Visioning exercise document 2019\)**](#)



The Astley Ainslie



The report '[Biodiversity and climate change assessment for the NHS Lothian estate](#)', commissioned by NHS Lothian from Natural Capital Solutions and issued in March 2021, provides valuable information. This covers the greenspace assets of the NHS Lothian estate, and rates Astley Ainslie among their top five priority sites.

Two-thirds of the Astley Ainslie site is greenspace, which has a high capacity for carbon sequestration and particulate absorption.



NHS Lothian commissioned a [**Greenspace Management Plan**](#) for 2023-2029 with the aim of enhancing the hospital's grounds as a therapeutic environment. The plan was developed following public consultation with staff, patients, local groups and partners.

The plan includes:

- Establishing wildflower meadows, flowering lawns, naturalised grassland and wet grassland
- Tree planting schemes, upgrading the existing orchard
- New perennial flower beds, winter/spring bulbs
- Improved woodland access, opening a buried culvert for wildlife movement
- Creating 'garden rooms', better walking routes, seating areas, and ward gardens
- Designing a covered outdoor activity space for workshops and events
- Hiring a full-time ranger to oversee biodiversity, environmental education and wellbeing activities on-site

The habitat areas considered in best condition are those with trees and woodland which are rated as "Moderate". The open spaces are rated 'Poor'. There is clear benefit for overall biodiversity in retaining the Astley Ainslie site intact, with the best areas managed appropriately and 'Poor' areas enhanced in future.

Astley Ainslie contains high biodiversity benefits with directly accessible health and wellbeing benefits currently available to the Edinburgh community without carbon consumption costs in terms of transport fuel.



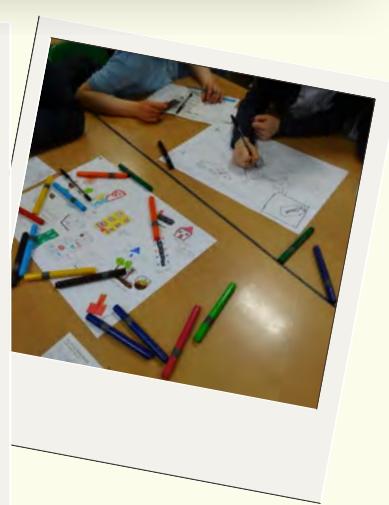
6 Engagement and consultation

This Local Place Plan has been informed by considerable community engagement over the last 7 years, culminating in a dedicated community consultation in September/November 2025 to provide evidence of community aspirations for this plan. Over 360 people attended the Community Consultation and 127 online consultation forms were received. Significant contributions to this work have been made by the [Astley Ainslie Community Engagement Group](#) and the [Grange Association](#)

2019 Community Visioning



An extensive community visioning exercise, funded by the Scottish Government Making Places Initiative, was carried out in 2019. This included high street popups, engagement with 4 local schools, 400 participants across two events, 500 written and online comments, and distribution of 5,000 leaflets. The visioning exercise identified 9 potential future uses for the site, 4 key things the community wanted to retain, and a set of overarching principles. The results of the visioning exercise can be downloaded [here](#).



2021 Ongoing Community Engagement

The AACT continued to engage by hosting a series of online talks from the Cockburn Association and Scottish Ecological Design Association. An extensive survey of public usage of the site was conducted in September 2021. The results can be downloaded [here](#).

2022 Feasibility Study

Over 2020-2021 a feasibility study was developed from the visioning exercise by a team led by Oliver Chapman. The study was funded by the Scottish Land Fund, the Architectural Heritage Fund Scotland and donations from the AACT's members. This was subject to further community consultation both in person and online in 2022 and subsequently published. It can be downloaded [here](#). The AACT encouraged the community to respond to the NHS Lothian Strategic Development Framework, City Plan 2030, [National Planning Framework 4](#).



2023 Nature Discovery Days

AACT organised a programme of nature activities in the grounds of the Astley Ainslie. A project funded by the Edinburgh Community Mental Health and Well-being Fund, to support the well-being benefits of connecting with nature for the local community. The programme included a Nature Discovery Day and small-group activity courses tailored to the needs of local community groups.



2024 Ongoing Community Engagement

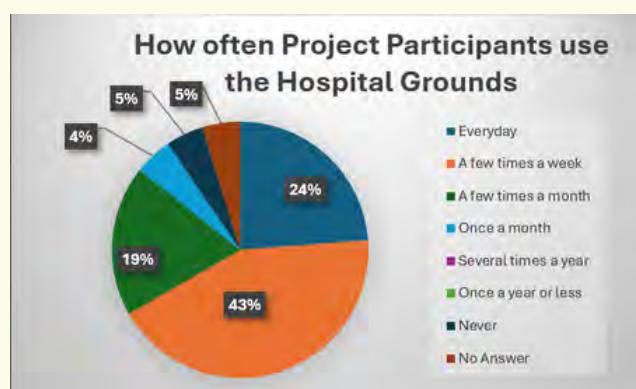
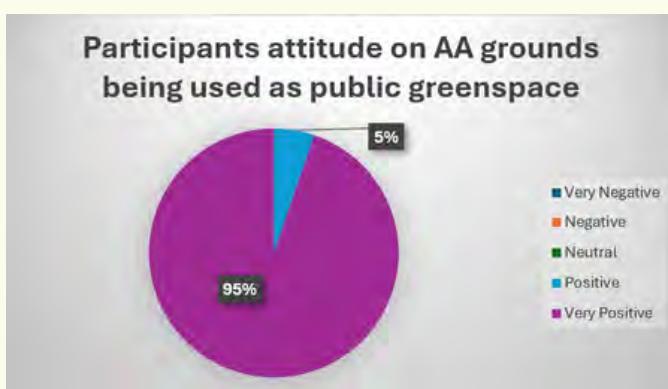
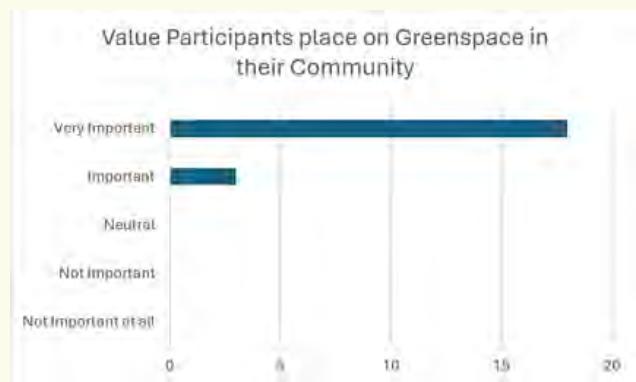
Further community engagement activities were led by various organisations, including Nature Walk and Green Drinks by SEDA, tree drawing workshops led by Tansy Lee Moir, and Member's Meeting of the AACT.

2025 Oral History

The AACT was awarded a grant by the National Heritage Lottery Fund to carry out a project, led by a member Dr. Sarah Macpherson, to capture individual experiences of the Astley Ainslie Hospital and site. This project recorded interviews with 35 people taken by trained volunteers, covering health care experiences, health professionals, staff and visitors to the site. It finished with an exhibition at the Eric Liddell Centre then at Morningside Library. The recordings have been lodged and are accessible at the University of Edinburgh Lothian Health Services Archive. Capturing views of the participants contributed to the formation of this Plan.



A summary of the interviews and responses to a survey of participants is provided in [Appendix 1](#). These show how much the interviewees value the site's beauty and accessibility, proving that Astley Ainslie holds deep meaning and value for the community.



2025 Local Place Plan Consultations

The AACT has led the development of a Local Place Plan for the Astley Ainslie site. This involved reviewing and updating the ideas from the 2019 Visioning Exercise and fleshing them out in more detail, consulting the local community and specifically young people in the area.

Drop-in events were held on the 27th of September and the 10th of December for discussion of the draft LPP.



Capturing Community Aspirations 2025

The Astley Ainslie Community Trust were successful in the award of a City of Edinburgh Council Community Grant. This was used to ask the local community for their current views on the key topics identified in 2019.

A widely publicised in-person, drop-in event was held at The Eric Liddell Centre on September 27th, attracting over 360 people who recorded their views in a variety of ways, including post-its, collages and postcards to record their fears for the future of the site.

The event was paralleled by an online survey to which 127 people responded (119 of whom had not attended the in-person event). All these results have been collated in the substantial [**Community Aspirations Report, Appendix 2.**](#)

The main messages from the Community Consultation identify the community priorities are:



Overarching Community Priorities



Phased development to maintain access and avoid dereliction.

Preserve free public access throughout the site.

Protect and enhance greenspaces and habitats for nature, tranquillity and play.

Preserve health- and-wellbeing focus in future use.

Limit future development to the existing footprint of buildings and hard standings.

Young people's ideas and aspirations 2025



It is important that we reflect the aspirations of younger members of our community. Working with Morningside Community Council, we interviewed groups of young learners at St Peter's and Canaan Lane Primary Schools asking their views about Astley Ainslie and wider Morningside. We gathered their ideas for the future of the site's greenspaces and the potential uses of empty buildings. Pupils from both Primary schools appreciate the grounds of Astley Ainslie from regular visits for nature school and free play including climbing trees, finding bugs and building dens.

With Morningside Community Council we also conducted an online survey among S1–S3 pupils at Boroughmuir High School. This gathered their views on greenspace improvements and youth-appropriate uses for vacant buildings on the site, as well as the wider Morningside area. 233 Boroughmuir High School students replied to a questionnaire asking about their current experiences of the site and views and ideas for future developments of the greenspaces and buildings. Some walk through Astley Ainslie as a route to school and cycle on the site. These activities are all valued by the young people.

Suggestions for the future include bike tracks, more tree swings, wild flower areas, more hedges, a playground (like that on the Meadows but smaller scale), sports pitches/basketball space, skateboard space and cafes for socialising.

Many parents of pre-school children depend on childcare provided by Kidzcare Grange Loan Nursery (104 places), which they value and several contributed to the September 2025 Community Consultation.

The responses from high school students are summarised below, some of which apply to the wider Morningside area. [Appendix 3](#) contains more information about the consultations with Primary and High School students.

Parks and Green Spaces



A significant number of responses suggest creating or maintaining parks, open grass areas, and green spaces for relaxation, walking, and general outdoor enjoyment. Many emphasize the importance of accessible, natural environments for all ages.

Playgrounds and Youth-Oriented Areas



Many responses recommend play parks, playgrounds, and activity zones specifically designed for children and teenagers. Suggestions include zip lines, swings and spaces that are inclusive for older children and teens.

Community and Social Spaces



Some suggest facilities that foster social interaction, such as community centers, leisure centers, cafes, snack shacks, and hangout areas. These spaces are intended to bring people together and provide amenities beyond sports.

Nature, Wildlife, and Garden Areas



A portion of responses highlight the value of flower gardens, wildlife areas, woods, and community gardens. These facilities are seen as important for biodiversity, relaxation and educational opportunities.

Sports and Fitness Facilities



Many responses highlight the lack of sports and fitness amenities for teenagers, including gyms, swimming pools, indoor tennis and basketball courts, parkour gyms, bike parks, indoor skate parks, airsoft fields and cricket facilities. These are seen as important for physical activity and recreation.

Leisure and Entertainment Spaces



Teenagers mention the need for leisure centres, arcades, escape rooms, karaoke bars, bowling alleys, and indoor seating areas for socialising, especially during cold weather. Such spaces would provide safe and engaging environments for relaxation and entertainment.

Social Club and Group Activities



There is a demand for fun clubs, social clubs, and places to hang out as a group. Suggestions include hubs, clubhouses, and venues for free tutor groups or mental health services, which would foster social interaction and support among teenagers.

Food and Retail Options



Several responses point to a lack of diverse food places, affordable supermarkets, clothing shops and popular cafe chains where teenagers can meet up. These facilities would enhance convenience and choice for teenagers.

Basic Amenities and Other Needs



Basic amenities such as public toilets, places to relax, and therapy/counselling centres are noted as missing. There are also mentions of secondary school places and libraries, indicating broader community needs beyond recreation.

7 Community objectives

The results of past consultations (including the 2019 Visioning Exercise), the views gathered in 2025 from the Oral History Project participants, from FaceBook comments, the consultations with school pupils and the major Community Consultation have been distilled to develop the key community objectives below. The aim is to guide any developments of Astley Ainslie to conserve what many value about the site, while considering improvements and developments to deliver community aspirations.

7i Natural & outdoor places, education, play, community gardening

The outdoor areas of the site, specimen trees, open areas of grass including wildflower meadows, shrubberies and more formal garden areas, are highly valued by the community of local residents and users of the site. Maintaining access and enhancing this tranquil, green character is vital in future developments. A **Greenspace Plan** should be developed for the whole site prior to planning building developments to ensure that access and the unique nature of the site are conserved. This **Greenspace Plan** should include:

1. Specimen trees should be protected; woodlands and open spaces preserved and enhanced to ensure the tranquillity of the site, and access to nature and greenspace is preserved.
2. Earmark greenspace and playground for play and fitness for all ages, including for the on-site Nursery, local schools and youth groups. Identify additional areas for free play.
3. Open up watercourses, including the Jordan Burn, to improve drainage and ensure the site supports nature corridors and protects habitats (taking account of the habitats survey to be considered as part of the Masterplan).
4. Create space for a community garden and preserve/ enhance the existing orchard.
5. Consideration of respect for the key view from Blackford Hill, identified by the City of Edinburgh Council, please [click here](#) to view.

See Section 3 for paths and routes in relation to access to these areas.

7ii Paths and routes

Access for pedestrians, disabled people and cyclists should be the priority. Motor vehicle access will be required (for example for emergency vehicles, deliveries, domestic services, access to the healthcare buildings, tradespeople) but motor vehicle access should be kept to a minimum. No through traffic should be possible and normal traffic prohibited or kept to site entrances. These must be balanced with the requirement to maintain the peaceful nature of the site and to support active transport.

1. Public access routes through and around the site should be maintained and enhanced.
2. Pedestrian footpaths should be separate from cycle routes.
3. Paths for disabled access should be paved.
4. Routes through the site for cyclists east/west and north/south should be clearly identified and separate from pedestrian paths (e.g. as per Whitehouse Loan cycle route)

Vehicle access will be required but this should be separated from footpaths (though shared with cycles) and there should not be any through routes for traffic.

7iii Homes

Housing is not a high priority for the local community, but there is recognition of the city's housing needs, including the current housing emergency. City Plan 2030 is now out of date as NHS services are expected to remain and to be developed further. A revised housing capacity assessment is required once these plans are determined. The appropriate scale of development must be informed by a transport and traffic assessment and assessment of impacts from retained health services. Any housing must align with the site's health and wellbeing ethos, respect the Grange Conservation Area, protect listed buildings and scheduled monuments, landscape character and key views. Housing developments should be in keeping with the ethos of the site and address the the imbalance of housing tenure in the area. Housing should deliver social benefit including elder care, affordable/social housing and housing for people with support needs. They should be of high eco/sustainable quality, taking this opportunity to be an exemplar in sustainable development. There should be a mix of housing providing the following types and tenures: social housing, midmarket rented housing, sheltered housing for older people, supported housing for specific needs, intergenerational co-housing, and co-operative housing.

1. Development (including housing) should be limited to the existing footprint of buildings and hard standing
2. Development should retain and celebrate listed buildings and scheduled monuments, and be appropriately limited in height and massing
3. Housing developments should be car-free in principle to limit traffic to and through the site
4. There should be a strong focus on specialist and affordable housing
5. The number of homes to be built should be determined after a realistic assessment of the actual capacity of the site

7iv Healthcare and wellbeing

The community is very encouraged by the recent indications from NHS Lothian that it intends to retain part of the site, including the Smart Centre, and may potentially develop a “health corridor/village”, which could include modern GP facilities and a community care hub. This would enable a continuation of the health and wellbeing ethos of the site, something which is very important to the community. These NHS Lothian developments should integrate constructively with the wider plans for the site e.g. facilitating access to the outdoor spaces for benefit of visiting patients.

7v Community hub

A community hub should be developed to provide a community focus on the site and enable the provision of services which would benefit the local community as well as service users of the health corridor and other facilities on site. This would enable indoor and outdoor meeting space for all ages, which are missing in the local community. The community hub should provide flexible spaces for a wide range of uses and include:

1. A flexible café space, welcoming young people meet-ups, and including co-worker provision.
2. Public toilet facilities, with external access, including disabled facilities.
3. Space for rent for community activities, including youth clubs, scouts/guides, providers of exercise and relaxation classes etc. (recognising the increasing need for such spaces given the reduction in number of available church halls).

7vi Enterprise

Major commercial developments on site are not supported, as they could impact the site's tranquil nature and would not align with the ethos of the site as a place supporting health and wellbeing. Protection of the existing nursery provision is very important to the local community.

1. The on-site nursery should be maintained with access to the greenspaces and play areas
2. Small businesses, including those in creative arts and health and wellbeing, could be supported through access to spaces at the community hub

8 Planning

Planning Requirements and Guidance

This Local Place Plan (LPP) is rooted in our community aspirations. It has regard to the statutory development planning policy aims and objectives, most notably the National Planning Framework 4 and City Plan 2030.

It also has regard to a range of non-statutory planning guidance issued by the City of Edinburgh Council.

This can be summarised as follows.

National Planning Framework 4

This LPP seeks to outline a future for the Astley Ainslie site, that is in line with the overarching spatial principles of [NPF4](#).

Just transition - by empowering the local community to shape this place and promoting an inclusive approach to net zero.

Conserving and recycling assets - by encouraging the productive reuse of existing buildings, locking in carbon and minimising waste.

Local living - by supporting community health and wellbeing, ensuring local access to services, valued greenspaces, work, learning and leisure in the locality.

Compact urban growth - by ensuring development is sensitive to and enhances green and blue infrastructure and improves biodiversity.

Rebalanced development - by undertaking development in a sustainable manner and creating opportunities for people in a new mixed community.

This LPP is aligned to a number of the policy objectives in NPF4 as follows.

Policy 3 - by conserving, restoring and enhancing biodiversity and seeking nature-based solutions which benefit both people and nature.

Policy 4 - by protecting the natural heritage and supporting the continued use of the area as a healthy natural environment focussed on reducing carbon emissions.

Policy 5 - by protecting trees and improving the sustainability of the woodland area.

Policy 7 - by protecting the embodied carbon in the historic buildings.

Policy 13 - by encouraging active travel and reducing dependency on the car.

Policy 14 - by developing the area in accordance with the stated 6 qualities of a successful place.

Policy 15 - by promoting local living and the principle of 20 minute neighbourhoods.

Policy 16 - by delivering new homes designed to a high standard, and which improves choice and affordability to a wider group of households through addressing the identified gap in the provision of housing types and tenures in the local area, primarily for social rented housing, housing for older people and for people with various specialist support needs.

Policy 20 - by continuing to provide good quality, publicly accessible greenspace and nature network.

Policy 21 - by providing new indoor and outdoor opportunities for physical activity, recreation and play.

By being so closely aligned to these policies this LPP seeks to promote the following key outcomes of NPF4.

- Improving the health and wellbeing of people.
- Promoting a zero carbon, nature positive place and securing positive effects for biodiversity..
- Protecting and enhancing the historic environment assets
- Improve wellbeing through sensitive redevelopment of derelict buildings and spaces.
- Meeting the housing needs of people and particularly to address the significant gap in the supply of social housing in the city and growing need for housing for older and disabled people.
- Promoting a publicly accessible mixed use neighbourhood focussed on supporting health and wellbeing, reducing inequalities, and which is more resilient to the effects of climate change.
- Benefiting the wider community with accessible, high quality green, blue and civic spaces.
- Improved physical and mental wellbeing through accessible recreation and play facilities.

City Plan 2030

This LPP is aligned with the City Plan 2030. It makes a direct contribution towards delivering the key outcomes of improving physical and mental wellbeing, where people live in a safe, warm home they can afford and are less reliant on a car to move around in the future.

As one of the areas of the City identified as having a key role in delivering the City Plan 2030 strategy, this LPP is consistent with the principle requirements for development at Astley Ainslie (Place 3) in all respects, with the exception of the housing density numbers stated in Part 4, Table 2 for 500 homes.

The reasons for this have been previously set out in [Section 7iii](#) and further in the next [Section 9](#).

The LPP is also consistent with the requirements for active travel links across the site (Part 4, Table 4) and the requirement for a new GP medical practice (Part 4, Table 12).

City of Edinburgh Council, non statutory planning guidance

Additionally, this LPP is consistent with the following non-statutory planning guidance.

- The 2002 Astley Ainslie Planning Brief, which highlights the architectural, landscape and historic constraints on the site ([Section 5](#)) and the need for any development to be of the highest quality.
- From 2007 onwards, the protection of key views in the City, including views to and from Blackford Hill to the Castle and the Firth of Forth.
- The 2008 Core Paths Plan, which identifies the Astley Ainslie site as offering a link between two core paths.
- The 2018 Grange Conservation Area character appraisal, which highlights the special nature of historic buildings and sites within Astley Ainslie and the landscape setting, including recommended building height limits.
- The 2021 Open Space Strategy, which highlighted the lack of access to public greenspace for households in the wider area.

9 Changes to Planning Policy

The requirement in CityPlan2030 for 500 new homes on the site was established on the understanding that NHS Lothian would vacate the entire site.

However, we are aware that NHS Lothian is revising their future plans and has indicated their intention to retain parts of the area for healthcare services, both for existing and potentially new services. As the details of this are subject to ongoing discussion, we request that the target number of 500 homes be treated as indicative.

This should remain so until a thorough assessment of the heritage and landscape assets has been undertaken and a transport and traffic assessment completed, in line with the stated development principle requirements in City Plan 2030

Paragraph 3.14 b, to establish the desired housing capacity for the area.

An overview on Realising this Plan is attached as Appendix 5

10 Appendices

1. [Oral History Project report and survey 2025](#)
2. [AACT Community Aspirations Report 2025](#)
3. [Young people's ideas and aspirations Report 2025](#)
4. [Register of Listed Buildings](#)
5. [Realisation of this Local Place Plan](#)

If viewing this document digitally, click any of the underlined text to view each appendix. If this document is a hard copy, please visit the web address below to view the appendices.

<https://www.aact.scot/local-place-plan>

Thank you

Astley Ainslie Community Trust extend our sincere thanks to our funders, partner organisations and the many individuals who contributed their time, insight and lived experience to this Local Place Plan.

Your commitment, ideas and generosity have shaped a shared vision rooted in community values. This work would not have been possible without your support, collaboration and belief in what we can achieve together.

Astley Ainslie Community Trust
Contact: contact@aact.scot

Appendix 1

Heritage Lottery Funded Oral History Project: summary of oral history interviews and survey responses

Prepared by Louise Meikeljohn, Project Manager

Key Themes from the oral history interviews of the 35 Participants

- Most interviewees opposed the mass development of expensive housing.
- Many accepted that some housing development was inevitable but hoped that greenspace, trees, and public access would be maintained.
- There was a preference for affordable housing, alongside re-development of existing buildings for housing, community use, or healthcare.
- Interviewees strongly valued the preservation of the site's beauty and accessibility. Many envisioned future uses such as art hubs, gardening workshops, and family spaces.
- One interviewee suggested a model of **multigenerational living**, similar to approaches in the Netherlands.

The AA was also described as:

- A place of reflection, mentioned in 10% of interviews as somewhere people processed grief.
- A safe, accessible space for all generations, from children to the elderly.
- Beautiful, calming, and joyous.

Almost all 35 interviewees highlighted the **uniqueness of the Astley Ainslie** and how it enriched their work, care experiences, visiting times, or simply their daily walks. It is clear from these testimonies that the Astley Ainslie holds deep meaning and value for the local community and those who have worked or been cared for there.

Oral History Interview Responses

In their interviews, participants not only shared their memories of the hospital and its grounds, but also spoke about its value to the community and their hopes for its future. The following is a small sample from the 35 interviews:

- *“Essential [to have greenspace]. It is to our detriment that we get rid of greenspaces... the science is there that these spaces impact people’s health and wellbeing.”* – Marysia
- *“I think everybody in my building [tenement] is concerned about what will happen to the neighbourhood if the Astley Ainslie is sold.”* – Neasa
- *“Greenspaces like that are very important in neighbourhoods, especially for families with young children, because there is no expectation of having to spend money or leave at a certain time.”* – Neasa

- “*Hope we get to keep [the Astley Ainslie] for as long as possible, the way it is, or as near to the way it is as possible, because losing the Astley Ainslie would be a real tragedy for the community.*” – Neasa
- “*A lot of firsts that wouldn't have happened without the Astley Ainslie... I worked at hospitals that have disappeared, and I don't feel, even though I was very affectionate to the Northern General, which is now a supermarket, that it had the same history or sense of history as the Astley Ainslie.*” – Brian
- “*Lung for South Edinburgh.*” – Brian
- “*The grounds were such a gift – so beautiful, with incredible trees... [The AA] was really my safety bubble.*” – Marie
- “*What an amazing, peaceful place to be a hospital. You got a sense that it had a history... the space at the Astley Ainslie is very conducive to wellbeing.*” – Rachel
- “*I always felt incredibly fortunate to be in a building that had access to the outside.*” – Rachel
- “*That sense of space for children to explore was so exciting. A lot of children just don't get that. It's an important space not just for wellbeing, but for exploration. The different spots at the AA felt enchanting.*” – Rachel
- “*Just glorious really – they're sort of snapshot best memories. Like the Botanics, but you can have more fun.*” – Leonie
- “*We've been really lucky as a family to have that space. We've made it our own and consciously talk about how lucky we are whenever we go there [Astley Ainslie].*” – Leonie
- “*My children have a real appreciation for the beauty of nature and the value of it – and I think that comes from their early experiences at the Astley Ainslie.*” – Leonie
- “*It's like gold dust to us – my mum can get outdoors, hear the birds, and feel as if she's in the countryside, even though she can't see.*” – Leonie
- “*Our real fear is that the trees will be cut down – the thought is heartbreaking. Something of the magic of the place is that people come there to heal. I hope that people in the future can have a space like that.*” – Leonie
- “*Another generation is still valuing the grounds – it was such a good place to bring children at the end of the day.*” – Lesley
- “*I'm still alive. Here I am amongst nature, appreciating living things – including my own life.*” – Allan's thoughts on the patient experience.
- “*Usually I used it as a shortcut across Edinburgh, and it was always amazing – so therapeutic to have that there. It would be terrible if it were all converted into residential.*” – Rita
- “*The grounds of the AA are an amazing asset – as much of them as possible should be preserved.*” – William
- “*The East Pavilion was lovely – light, airy, and so conducive to recovery, as if you were part of the outside.*” – Sarah

- “A compromise – hopefully not an imperfect one – between housing needs and using at least some of the land for community, health, and creativity would be wonderful.” – Sarah
- “It would be catastrophic if they started building here and there. Architecturally it’s a joy – and nature around it is an important part of history.” – Matt
- “A haven of tranquillity in the middle of the city.” – Jean
- “Would like to see that it is very sympathetically developed, you know, cause I know they are going to be selling it, and I think it’s a great shame really, in lots of ways...[housing] done so that there is still paths and greenery and that the trees are still there, that people can use it to walk through.” – Sally
- “I think keeping open-access greenspace in Edinburgh is very precious...I think keeping the Astley Ainslie unlocked is a very important issue.” - Felix
- “Having it be able to be used by my daughter and possibly her children when she is older would be a lovely thought...keeping it open for the next generations should be at the forefront of, a condition of the sale and the community would be devastated I think, if it lost such an important, vital asset.” – Felix

Survey of Participants

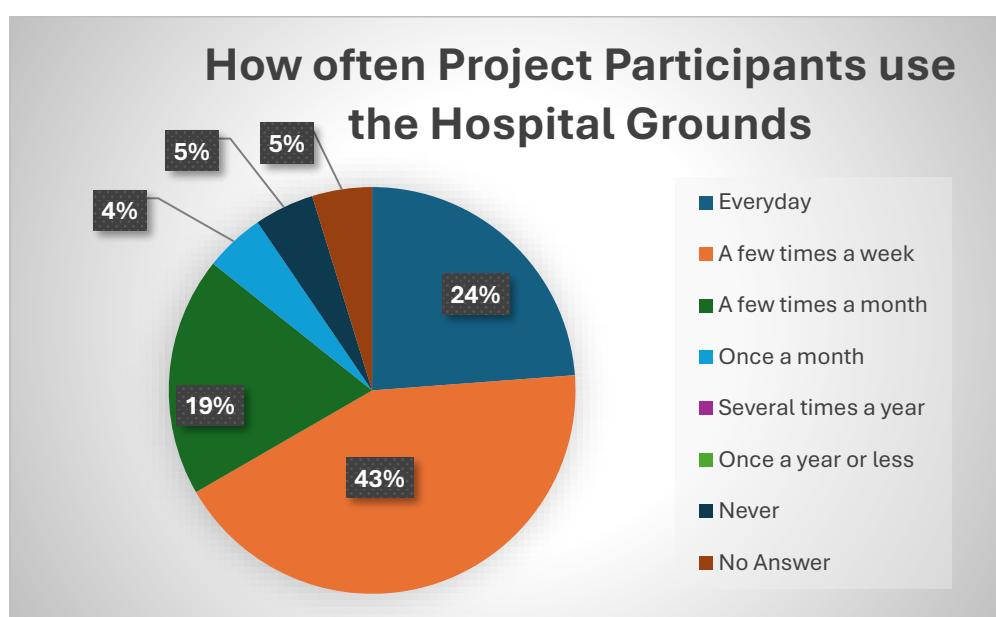
A survey was sent out to participants of the Astley Ainslie Oral History Project (April – June 2025). Twenty-one people responded to the questionnaire.

Do you have a sense of connection to the AA?

- 100% of respondents answered **yes**.

How often have you used the hospital grounds?

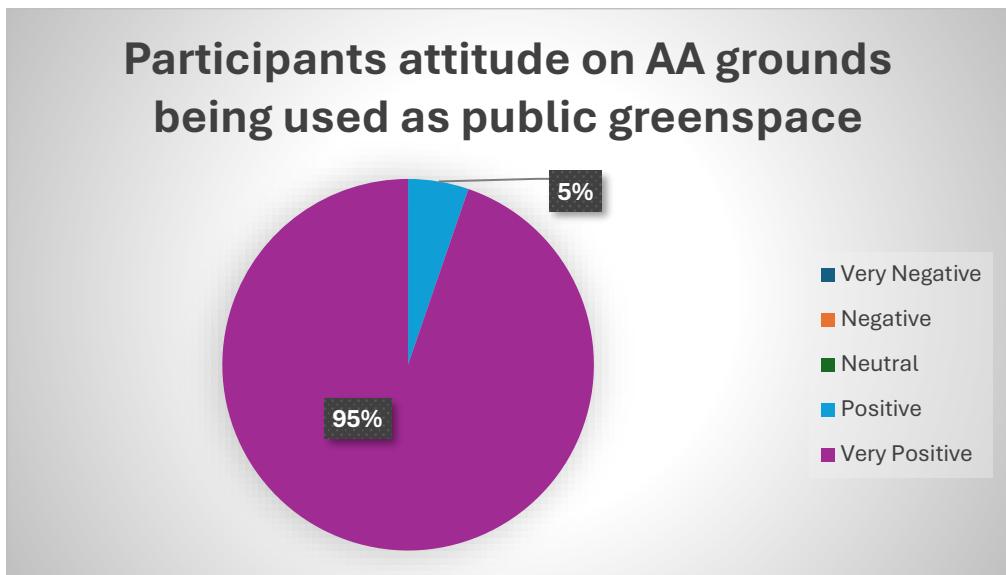
(Recreationally or during breaks/visits – this could refer to current use or time at the hospital)



- 85.7% of participants reported using the grounds regularly (from a few times a month to every day).

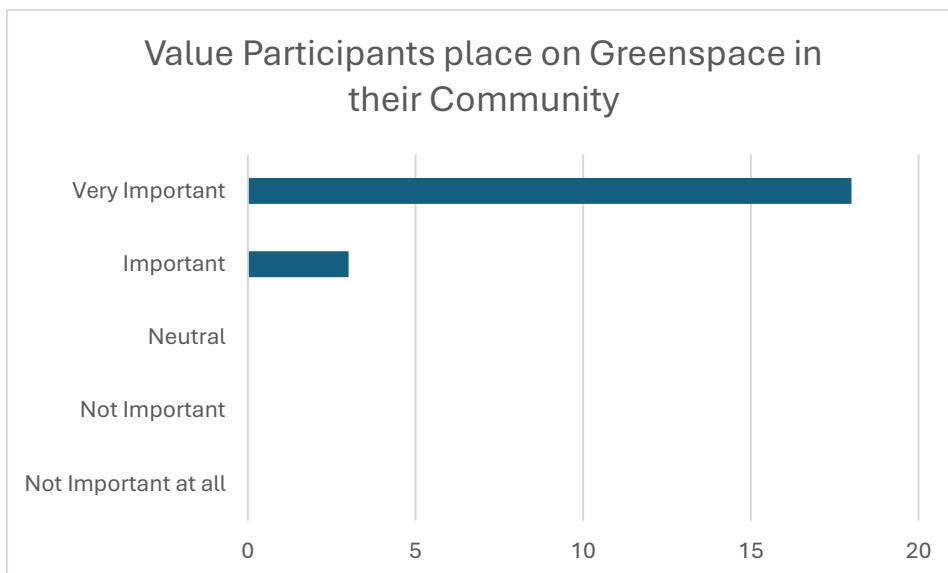
How do you feel about the Astley Ainslie site being used as public greenspace?

(Rated on a scale of 1–5, with 5 being very positive and 1 very negative)



- 100% felt positively about the AA grounds being used as public greenspace.
- 95% rated their feelings as **very positive**.

What value do you place on greenspaces in your community?



- 100% of participants considered greenspace important in their community.
- 85.7% rated it as **very important**.

Interestingly, the proportion of participants who viewed the AA as public greenspace **very positively** was 9.5% higher than those who viewed greenspaces in general as very important. This suggests a greater level of affection for the AA as a greenspace compared to others in the local area.

Astley Ainslie Local Place Plan

Community aspirations



November 2025

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- 1 **Introduction** page 3
- 2 **Potential uses** page 5
- 3 **Greatest fears** page 64
- 4 **Collages** page 74
- 5 **Map comments** page 75
- 6 **Comments on City Plan 2030** page 77

Appendices

- 1 Display boards
- 2 Collages
- 3 Map of the Astley Ainslie

This report and appendices can also be seen online at www.aact.scot/local-place-plan

Engagement activities designed and facilitated by [Astley Ainslie Community Trust](#), [Nick Wright](#) and [Alex Docherty](#)

Event photography by [Simon Williams](#)

Report prepared by Nick Wright for Astley Ainslie Community Trust

1. Introduction

This report contains the results of a community event and accompanying online consultation, undertaken as the first phase of public engagement to inform preparation of a Local Place Plan for the Astley Ainslie Hospital site in September-October 2025. The report contains summaries and full transcriptions of people's comments.

The primary purposes were to enable people to:

- Enable people to find out more about Local Place Planning.
- Express their views and ideas for the future of the site, building on the [2019 community-led vision for the site](#).
- Identify specific parts or elements of the site that should be protected.
- Share their views on the kind of developments that they might support.

It was explained that everyone's suggestions would then feed into the preparation of a draft Local Place Plan, which will be published for public comment later in the year.

More information is on the display boards shared at the event (reproduced in Appendix 1) and as part of the online survey.

The Local Place Plan is being prepared by [Astley Ainslie Community Trust](#) (AACT), who also led preparation of the aforementioned community-led vision in 2019. The engagement was funded by the Council's Community Grants Fund, which covered event costs, publicity and professional support in designing, delivering and reporting on the engagement (including preparation of this report).



In-person event

A conscious decision was made to use the in-person event as the primary means of engagement. It was designed to be similar to the one held when the community-led vision was prepared in 2019, which itself was very successful; it was also considered useful to encourage people discussing and engaging about the future of the site.

The community event took place on Saturday 27th September 2025 (10am to 4pm) at a popular local community venue, the Eric Liddell Centre in Morningside. It was publicised using social media, leafletting and posters across the AACT area (see map on the [AACT membership webpage](#)). Over 320 people attended the event.

Participants were invited to comment in a number of ways, as shown below. All methods were available at the in-person event, and two were replicated in the online survey.

	Event	Online
Comments about potential uses identified in the <u>2019 community vision</u>	✓	✓
Blank postcards asking for people's greatest fear for the site	✓	✓
Collaging - a visual way for participants to contribute their aspirations for the site	✓	
Comments on a map enabling people to pinpoint particular locations on the site	✓	

Online survey

The primary aim of the online survey was to give people who were unable to attend the in-person event an opportunity to shape the Local Place Plan. This was done through an online form which was available from immediately after the event for a period of just over a fortnight. The form could be accessed using a QR code and web address on social media, posters and leaflets, and through AACT's website.

The online survey deliberately contained two key activities that were used at the in-person event (see table on previous page), so that the responses would be comparable. Technical constraints meant that the collaging and map comments were not available online.

127 people filled in the online survey, 119 of whom had not attended the in-person event.

People's comments

The remainder of this report comprises the comments from the approximately 440 people who participated in either the in-person event or the online survey. Comments are organised as follows:

	summaries	transcriptions
Section 2 Potential uses of the site	✓	✓
Section 3 Greatest fears for the site		✓
Section 4 Collages		✓
Section 5 Map comments		✓

2. Potential uses

The [community-led vision for the Astley Ainslie Hospital site](#) was produced in 2019 (summary in Appendix 1, display board 3).

Although the vision was produced with extensive community engagement, six years have passed since it was prepared. During this time, Edinburgh City Plan 2030 has been adopted. It includes an allocation of 500 new homes on the site plus other requirements summarised in Appendix 1 (display board 4).



New and continuing uses proposed in the [2019 community-led vision](#)

It was decided to use the community engagement to test the uses proposed in the 2019 vision (see graphics below). People were asked whether those uses still represent community aspirations; in particular, whether anything should be changed, added or taken away. The following pages contain responses to that question against each of the nine use categories suggested in 2019. The “Anything else?” section on page 58 captures comments which do not fit into the nine categories from 2019.

1 COMMUNITY HUB	page 6
2 ENTERPRISE	page 13
3 PATHS & ROUTES	page 17
4 HOMES	page 23
5 CREATIVE ARTS	page 34
6 HEALTH, CARE & WELLBEING HUB	page 38
7 OUTDOOR LEARNING & RECREATION	page 43
8 NATURAL PLACES	page 49
9 COMMUNITY GARDENING & FARMING	page 53

SUMMARY

Strong support for a community hub incorporating a café, with a focus on community space for all ages and health/well-being with access to nature and outdoors.

Retention of the existing nursery on the site is described as essential for working parents in the area, in addition to the uses suggested in the 2019 vision. Similarly, accessible toilet facilities are also suggested by some.

Some suggestions that the community hub should relate to the original therapeutic ethos of the Astley Ainslie bequest and should not be developed at the expense of trees, greenspace and historic buildings.

A hotel and, to a lesser extent, restaurant are seen by many as inappropriate for the site, primarily because of their commercial nature.

Concern about potentially attracting more cars onto the site and duplicating other local community facilities.

SEE ALSO

2: ENTERPRISE (page 13)

5: CREATIVE ARTS (page 34)

6: HEALTH, CARE & WELLBEING HUB (page 38)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 Yes to café. No to hotel and restaurant.
- 2 Yes to café. No to hotel.
- 3 Keep nursery provision.
- 4 Community space, not commercialised – hotels etc
- 5 Yes to community hub, café, carers centre. No to restaurant and hotel.
- 6 No to hotel. Yes to affordable housing
- 7 Mosque
- 8 No hotel. Yes to affordable housing, community allotment. Housing not to spoil leafy areas around AA. Protect wildlife.
- 9 How about a toy library, community, café, adapted housing for disabled people.
- 10 Keep some NHS facilities - GP, outpatient service. Elderly population in area.
- 11 Preserve the green space and minimal car access. No through road enforced. Preserve the trees and wilderness. Very
- 12 This mini community between Grange and Morningside should include a GP, Dentist, nursery and small shop development – not a competitor to Morningside Road.
- 13 No to hotel and restaurants. There are plenty elsewhere. Yes to other suggestions.
- 14 A hub built around studios/workshops, community garden – all connected - holistic to all users in area.
- 15 Concerned that buildings will be deemed too difficult/costly to reuse.
- 16 No hotel. No restaurant. Keep the trees and buildings.
- 17 No hotel. Community centre with cafe.
- 18 Protect all the older trees. No housing near any of entrances – important to feel open air/space/calmness as you walk in.
- 19 Spaces (NHS) for rehabilitation of bed blockers, essential in an aging city.

cautious consideration of housing development. Maintain convalescent element for NHS patients.

- 20 If a restaurant or café do it well and in keeping. Something shoddy will not last.
- 21 The emphasis on the local community needs is good – well keeping as much of the precious green space, which is part of that need. Not a hotel or restaurant though!
- 22 No hotel! This space should be used for local people.
- 23 Emphasis on community. Think about impact on existing community of development, works – traffic, destruction, pollution, etc
- 24 Community growing/community garden.
- 25 Café and community centre for various organisations would be good.
- 26 Keep a medical facility. We need a city facility – not one halfway to Dalkeith!
- 27 Everything except hotel, for community use.
- 28 Not using site for all would be worse than developing noise!
- 29 Include provision for use to feel engaged with the site development and not excluded – as evidence of graffiti suggests. Youth club/centre?
- 30 Public toilets, accessible
- 31 Community use should be prioritised. No to a hotel! Keep the original intention.
- 32 Community hub for the elderly - day care centre.
- 33 A thriving café offering healthy lunch/snacks with outdoor space to play for kids would be a huge draw – I recently went to Beckenham Place Park in London – something light that would be brilliant.
- 34 Café - public toilets.
- 35 Keep existing community benefit of nursery. Focus on wide benefit of environment with trees, biodiversity. No hotel.
- 36 Public toilets!!!
- 37 Perhaps wildlife live cameras to show users how much wildlife uses the area.
- 38 All good, but I think these should be integrated with, or at least complimentary, to health and care purposes of site. They also need to be commercially self standing, not dependent on voluntary or public sector funding.
- 39 Build a community hall that can be used for local events/ clubs/ cubs/ sales/ library/ café.
- 40 Bookable hall for children's birthday parties as an alternative to church or leisure centre.
- 41 I am not sure about a hotel on the site. I can see that it might be useful to developers as a way of funding the development, but it might also be very obtrusive, cause noise, traffic etc, if it was too large.
- 42 Community hub for older people to meet - like the Eric Liddell.
- 43 Lovely place to walk my dog safely on lead. Would hate to lose this wonderful space.
- 44 Keep open spaces, wooded, walks, trees, space for people to walk, breathe, picnic...
- 45 Once again, the power of greed for profit may overall what the locals would deem best for our daily lives. Why not use as it is for the community and people who need help, i.e. mums with children in an abusive relationship.
- 46 No hotel.
- 47 Community, café and well-being space. Local classes, i.e. pottery etc
- 48 Space for us to hold meetings for Community, Council.
- 49 Keep the nursery. No hotel.
- 50 Arts Centre. Community Centre.

- 51 No restaurant. There are plenty of these types of business around. Focus on community spaces.
- 52 Keep the green space. A café, yes. Hotel and restaurant, no. Use existing buildings for well-being services.
- 53 Development is a nuisance for local people.
- 54 Quiet space. Reflection pond?
- 55 Greater access to social spaces, community groups, community hub.
- 56 Why don't we explore what it can do for the community and the surrounding area.
- 57 No hotel. Community hub - maybe. Where is other provision nearby? Avoid duplication.
- 58 No restaurant or hotel - Morningside and Bruntsfield have plenty of both.
- 59 Café, yes. Carers centre yes.
- 60 Maintain the nursery currently within grounds and develop community partnership.
- 61 Not a hotel! We have already Canny Man's rooms, boutique hotel, and a new hotel to be built on the old post office.
- 62 No hotel. Restaurant if run as social enterprise and has benefit to vulnerable groups. E.g. pay forward, training for young people etc
- 63 Keep some NHS facilities - GP, outpatient service. Elderly population in area.
- 64 Cafe and community centre for various organisations would be good
- 65 Don't think a hotel is appropriate use of this rare green space
- 66 I don't think a hotel is in keeping with the aims of AACT
- 67 Remove hotel and restaurant, but retain cafe.
- 68 The Kidzcare nursery on the site illustrates how much children can benefit from being on the site. I'd add a nursery.
- 69 No hotel. Everything else that is proposed sounds great
- 70 Prioritise gathering space occupational and other therapy, cafe, carers centre. Hotel and restaurant are less essential
- 71 A hotel & restaurant seem unnecessary
- 72 I don't think a hotel is needed. I don't think housing is required, unless it is for care home purposes of those [...]?
- 73 Would be ambitious to buy the whole site, then the AACT community decides which developers to sell to (100 year lease max). It is for the community to decide what the community hub will become. I think a very flexible open space is needed.
- 74 All of the above sound good
- 75 Heritage centre
- 76 A bigger multi purpose indoor and outdoor event space. A hub where indoor and outdoor community events can take place, merging the two worlds
- 77 Not sure we need a hotel. Plenty hotels in Edinburgh already. How will people get there - there is very limited on street parking. Will there be a large amount of traffic generated by the site?
- 78 No hotel
- 79 remove hotel as this would be for tourists
- 80 Lido / outdoor pool with restaurant to allow for better financial viability and uses. See Bristol Lido as precedent. Edinburgh is missing an outdoor pool / sauna / spa near to the city centre. There is huge demand for wild swimming today and the setting and location of Astley Ainslie could be amazing.
- 81 Do not incorporate a hotel unless linked to a hospice or respite. The current smart centre is perfect. It is accessible, has parking for disabled use and should be maintained where it is. The rehab services should not change.

- 82 Nothing - it looks great and it's completely in line with what CEC professes to be about in the values and future planning of the city. To generate money, any of the wellness spaces could be let out to wellness practitioners such as breath coaches, Pilates or Yoga and reiki healing. This would generate more money for continued investment too.
- 83 Priority focus on carers centre and OT plus small social enterprise cafe - perhaps providing work experience for people with disabilities. There are plenty of cafes and restaurants in the area I don't think these should be a priority.
- 84 Nothing. Could add exercise space for classes.
- 85 A play cafe similar to Butterflies at Marchmont St Giles. This would be a welcoming space for children of all ages, something which many indoor venues lack.
- 86 Hotel feels a bit much, rest is good. The nursery should be retained as it's incredibly important to tie the generations together and make the site feel welcoming to all ages. That section of the site could be used as a large meadow / the nursery and forest school area with very little adaptation needed.
- 87 I am a little concerned about the ambition of the hub, as I feel hotel and restaurant may be excessive. I have concern that more transient users of the space who are there on a short-term basis and are expecting a hotel/restaurant like one that might be in a town centre would be at risk of treating the grounds and area with less care (e.g. littering, noise, driving and parking carelessly)
- 88 Is the Kidzcare nursery included in this? If not it should be included somewhere.
- 89 This area is lacking in play / recreation facilities for small children - a play cafe would be amazing
- 90 Maintenance of buildings
- 91 I do not support a hotel on the grounds unless the profits were returned to maintaining nature on the grounds. The space should be used as David Ainslie initially intended - for the benefit of the public good.
- 92 Probably no need for a hotel, it might make it busier and noisier. Perhaps add a community performance stage.
- 93 Something for children e.g. book exchange or crafts
- 94 I'd also add, if relevant in this section, the importance of retaining the existing children's nursery, which is a really important local community asset.
- 95 Childcare provision. It isn't clear if the Kidzcare nursery currently on the site is part of the plan or not. It is a thriving community asset which is vital and should be included under one of the headings.
- 96 Cafe should be open all the time for use by community
- 97 Hotel and restaurant wouldn't be my top priorities in this area
- 98 This sounds like a positive addition to the local area that would benefit the community.
- 99 Not a hotel not necessary but add support services for older people. Multi-generational centre.
- 100 A gathering space and cafe is a good idea, but the idea of a hotel is awful - it would completely change the spirit of the place and would cause enormous environmental damage to build.
- 101 Nothing - it's incredibly comprehensive.
- 102 Already comprehensive
- 103 Would not like to see a hotel on site. The city has a number of hotels. I think a cafe/restaurant is a good idea and would like to see a kitchen garden which would supply this - along the lines of Petersham Nurseries or Archerfield Walled Garden. Seasonal activities for Halloween, Christmas etc.

- 104 I like the idea of a gathering space and community cafe, but feel there are enough restaurants and hotels in the local area not to need them in this beautiful space. very much like the idea of carers centre and occupational centre which is a continuation of what is already there. unity cafe there are enough hotels and restaurants [?]. Art and movement therapist to be given space.
- 105 An hotel is already being built on site of former Post Office, with restaurant and cafe. Do we need another? Think not. Gathering Space sounds good, but needs fleshing out of details. What events will take place there, who is going to fund and run the place?
- 106 Add a Tool workshop/IT info and repair
- 107 Nothing [to change]
- 108 Please ensure the nursery stays
- 109 Not sure why OT is here and not under health and well-being. Also not sure why a separate carers' centre - wouldn't that be a specific community use for the gathering space?
- 110 Probably need more income generation functions
- 111 Is a hotel needed? It would be great to have this as a local hub for the people of Edinburgh
- 112 Bike repair station (see QMU Bike shelter for example)
- 113 Remove 'hotel' from the list of suitable uses. I believe using the site for educational purposes would be beneficial.
- 114 No hotel. A community hub would be welcomed.
- 115 Pop up space for selling / swapping any produce from the site. Focus on bringing together young children, particularly QST year or so of life to help reduce social isolation of parents.
- 116 Not sure we need restaurants and hotels there- plenty of them elsewhere. Occupational therapy should remain and the café.
- 117 The hub could be a place where holistic support is provided, responsive to community needs, whatever those may be. That might include housing support, income maximisation advice, mental health support, advice on childcare and transport, employability support etc. The uses listed seem somewhat limited in ambition, although the intent is sound.
- 118 Please do not consider tarmac car parks over more of the green space.
- 119 I'm not keen on a hotel. I would prefer we keep the space for residents rather than tourists.
- 120 Intergenerational interaction. Cafe and hotel etc using locally produced food.
- 121 No changes. This would mean it is still accessible to the public.
- 122 No need for a hotel. Also, is occupational therapy needed in the community hub? Could this be separate, in the health & care area? I like the idea for a cafe and gathering space. It would be nice to incorporate details about the history of the AA site.
- 123 No hotel. That would bring branding and high expectations for guests.
- 124 No hotel
- 125 It is a wonderful vision of what can be achieved when a community works together. I would commend this vision and say that as we become more secular and disintegrated as a community we need places to come together and I especially hope that our teenagers will find a place in this plan where they can hang out safely and learn the socialising skills which are essential to survive in the 21st Century and beyond.
- 126 No hotel or restaurant? What is occupational therapy. Aids to daily living or assessment by professionals.
- 127 No hotels or Airbnbs. Social engagement for people with learning difficulties and mental health.

- 128 Community hub to include community cafe with low prices, ingredients delivered by local suppliers. Space for family friendly and supportive activities. Space to be rented to charities for free for them to contribute to the community.
- 129 No hotel
- 130 A cafe with outdoor seating would be lovely
- 131 Exclude hotel and restaurant, cafe sufficient. Venues needed for community groups, for adults and children/young people
- 132 I'm not so keen on hotel and restaurant which could disturb the peace of the site and there would be a need for customer parking. I feel that there is not enough space for commercial enterprise.
- 133 No further comment
- 134 All sounds great !
- 135 ? Hotel. Community space open to all
- 136 Would not want them to adversely affect the spaciousness of the site. It is a joy to be able to get in one's steps in with minimal motorised traffic.
- 137 How are cafe, hotel and restaurant grouped under 'community hub'? These should be under enterprise. Don't build a hotel!

- 138 Ecological toilet, shower and washroom areas - where wastewater is filtered and put back into tree growth. Constructed wetlands or other eco treatment systems showcase recycling of grey water. Black water from toilets sent through ecological treatment system.
- 139 I would be wary about having too much development that would bring a lot more cars into the site. Tarmac over to make car-parks for hotels & restaurants would be bad news. If new builds or retrofitting are planned it would be good to develop the site as low carbon. I know the Pollok Park in Glasgow are trying to do this - there may be useful comparisons.
- 140 Play areas. Just more detail on type of children's play - i.e. using wooden equipment and related to natural environment.
- 141 A hotel and a restaurant should not be built on this site.
- 142 I would not change this. I fully support the proposed uses.
- 143 A hotel is not needed as there are two others on Morningside Road (Canny Mans and old post office site) planned
- 144 Not too many new houses, and try to save the existing mansion houses even if not listed housing or flats

- 145 A community hub is a welcome facility, however there are currently a number of buildings service this type of use and struggle financially, so it needs to be considered and integrated with the wider community need. i.e. mapping the walkable community facilities from AA to understand the detailed need and existing provision.
- 146 Add Physiotherapy, exercise space
- 147 A hotel seems out of sync with the rest of the uses. Continuing OT at Astley is impotent as is somewhere for carers. A cafe and restaurant would be good and could use produce from the grounds. All of those things fit the demographic and community feel.
- 148 I would remove hotel from this list. I'd focus in one community space. Perhaps a hall with a cafe.
- 149 Less buildings, more nature. No hotels or restaurants needed. It's better to keep more nature untouched. This site was donated to sick people of Edinburgh. It would be good to stay close to this idea.
- 150 These are all old people ideas. We need a youth club to get kids off phones and screens. A youth club is a place that welcomes under 18s and give them a safe space to be kids. This is urgently needed.

- 151 Hotel? No. Restaurant ? No.
Commercialisation no thank you.
- 152 Morningside has no community gym facilities, the nearest being either in Craiglockhart or Warrender baths in Marchmont. I think a sports village on the model of Aberdeen Sports Village would be a great asset to Morningside. It should be a facility for all comers with a good large weights room/gym, studios and an indoor running track running track. Retirees and schools in the morning, workers early morning and evening with much overlap taking in all those that work from home.
- 153 No [changes]
- 154 It would be wonderful if we could have more pre-school and children community activities and space such as [...] A playground for kids in the hospital ground would be extremely helpful for local kids to engage and gather for activities as a community.

SUMMARY

A common suggestion that enterprise space is not appropriate for the site. If there is to be enterprise activity, it should focus on:

- Small scale, not for profit/social enterprise such as crafts and bike workshops
- Affordable coworking space for start-ups, homeworkers or self-employed people
- Helping those in need or who are disadvantaged, e.g. with training and skills
- Arts and creative spaces, such as craft studios and workshops

SEE ALSO

- 1: COMMUNITY HUB (page 6)
5: CREATIVE ARTS (page 34)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Workshops using materials from gardens*
- 2 *Small business incubator sites (encourage eco, biology, health, centred, start-ups)*
- 3 *Learning Centre – wildlife talks, art, demonstrations, astronomy, workshops, tree guides*
- 4 *The Nissen huts would make perfect studio and workshop spaces*
- 5 *Spaces to teach skills for making a living and learning*
- 6 *Not losing all open, quiet spaces to buildings for activity and enterprise*
- 7 *Make sure all business employ apprentices to pass on new skills and old*
- 8 *Cooperatives/not-for-profit models*
- 9 *Think we can learn from Bridgend farmhouse*
- 10 *Coworking space/studios for rent*
- 11 *Community Coworking hub for people, not in an office*
- 12 *Pottery, painting, printmaking, dress making - a place to do all this*
- 13 *Yes!!! to establishing social enterprises! Surpluses reinvested in the community, instead of being profit-dividends and private shareholders*
- 14 *Co-working space for homeworkers*
- 15 *Yes, to above!*
- 16 *Crafts, workshops, studios – great idea, could include educational aspects/access*
- 17 *Yes to common areas- tables and benches for community to share*
- 18 *Space for CICs social enterprises at the beginning of the business journey to work and plan for the future. Possibly visiting speakers / workshops for support.*
- 19 *Small business – yes. No new buildings. Keep green space.*
- 20 *Small business, good – if they can pay their way.*

- 21** More "nice to haves". But could be more important if focused on providing skills/employment opportunities for young/disadvantaged people.
- 22** Coworking space with bookable desks and office facilities. See Comrie as an example.
- 23** Crafts, workshops, studios – great idea, could include educational aspects/access
- 24** Think we can learn from Bridgend farmhouse
- 25** Nothing, sounds good workshops etc. Crafts etc sounds wonderful.
- 26** Training opportunities
- 27** There's very little coworking space in this part of Edinburgh. Working from home is isolating but Morningside doesn't have any coworking spaces where you can hot-desk.
- 28** Not sure what a 'craft centre' would entail
- 29** No [changes]
- 30** This is not required
- 31** Seems fine
- 32** space for self-employed people to work
- 33** These work, no not travelling by car unless disabled use. Not sure studios are needed here?
- 34** No change
- 35** You could bring in a focus on the arts as it's frequently art budgets that are cut at council level in Scotland. Outdoor theatre could be an option too. I think the intergenerational aspect is brilliant as research has shown interaction and learning across generations is good for both the young and the old involved.
- 36** Small social enterprise focus for all enterprises - providing employment opportunities
- 37** Home working space, bike workshop, tool library
- 38** This makes the space for a smaller group of people.
- 39** Nothing [to change]. Sounds like it would be a really important way to bring in people who care about the space and give some much-needed space to such enterprises
- 40** Sounds great. The natural environment and some of the historic buildings, suitable restored or new studio spaces that respect the landscape would be ideal as a creative business hub. This also responds to the ongoing consumer demand for green space and reconnection with the natural world.
- 41** I would limit the buildings to the existing structures only.
- 42** Be careful not to accidentally create an industrial estate...
- 43** Nursery that is currently onsite needs to be protected. The children attending the nursery are incredibly lucky to have such a beautiful space to play and grow in. To create any community space without the nursery would be a mistake. Please ensure the future of the nursery is safe.
- 44** Workshops and craft centres can create a nice atmosphere if created alongside a cafe etc - provided they do not require clearing of the land beyond the area where the current buildings are.
- 45** Nothing [to change]
- 46** I like that idea
- 47** I think these are really interesting suggestions and would be happy to see any of these activities flourish on site. Would imagine this to be along the lines of Balnakeil Craft Village only better. That is, with more businesses. AA is very central and I would think that people with practical/artistic skills would like to be established there.
- 48** Think a crafts centre would be very popular, for practitioners and learners. Maybe other established Craft organisations (i.e. Dovecot, Art College, Community Education) could help setting up and running courses.
- 49** Nothing [to change]

- 50 Please ensure the nursery stays
- 51 Affordable studios with mixed range cost and size of space for diversity of artists
- 52 Could also add Beekeeping as this would also support the environmental benefits of the site. Bees are an important environmental benefit to a natural area and don't take up much space.
- 53 Sounds great
- 54 Quite a good idea
- 55 This would be very good for the area. Bringing opportunities for local residents.
- 56 Community shows, engagements, schools engagement. Place based activities with local schools and aged care etc
- 57 I would add a cafe. This would be great for the arts.
- 58 Nothing [to change]. Would be great to know how use would be managed, e.g. paying for booking? Through Edinburgh leisure? Etc
- 59 A base for art therapy
- 60 Nothing [to change]
- 61 No need for a craft centre. Rented out workshops/ studios.
- 62 Good
- 63 Sounds great!
- 64 Great idea as well. The Astley Ainslie space should be used for best benefits of the community. There is not enough accessible spaces for youth and children to engage in sport outdoor activities
- 65 Ensure this is inclusive for people with learning difficulties. Create herbalist store.
- 66 High demand in Edinburgh for artist's studios
- 67 Philanthropic ventures
- 68 Happy with proposal
- 69 No change
- 70 The little wooden huts currently there could make meantime studios. Out of the Blue and other studio management charities develop meantime spaces for artists / makers.
- 71 no [changes]
- 72 crafts centre, workshops, studios should be under either community hub or creative arts. Enterprise suggests commercial. It would be good if commercial for-profit activities are avoided across the site.
- 73 I think is ok if using existing buildings but I don't think any extra buildings should be added reducing the green space on site.
- 74 I would not change this. I fully support the proposed uses.
- 75 They should be affordable - many of the venues of Edinburgh for artists tend to price them out after a few years.
- 76 It is challenging for Artists and makers to afford dedicated studio space, and for this side of Edinburgh, I believe it would be hard to attract funding to support spaces. Refer to finical difficulties of Summer Hall, and Out of the Blue as example. OOTB is successful but in an area of greater need.
- 77 Add Training opportunities & skills centre, to encourage education & learning for all ages.
- 78 Nothing [to change]. This would provide opportunities and also revenue in rent.
- 79 Also, tool library and similar schemes to reduce waste based upon local schemes.
- 80 No [changes]
- 81 Not an aspect I would have focused on, but I can see benefits in having some workshops or studios dispersed through the site to provide some commercial activity
- 82 Some of the newer buildings could be put to good use as an artistic hub.

- 83 Again less buildings more nature, benches, gardens, allotments, community gardens etc. Studios and workshops for individuals or community use? If those are for individuals then it's not in the spirit of what Mr Ainsley foresaw for the site.
- 84 No [changes]
- 85 A cafe in the hospital ground that are child friendly would offer a lot of community gathering bonding chances as currently we have to go to the north in Leith for kids friendly cafes and birthday parties. The cafe with kids play factories would add lots of chance for both community bonding gathering and development.

SUMMARY

Widespread support for the suggestions in the 2019 community vision.

Continued pedestrian access around and through the site, linking to its health and well-being ethos, is seen as a fundamental part of the site's future by many.

As well as peaceful open access around the site's green spaces, key walking and cycling routes pass through the site (including routes to school and work).

Segregation of cyclists to ensure safety for walkers is seen as important, plus opportunities for nature trails. Wheelchair access is important to. Other suggestions include benches, better lighting, car-free and retention of all access points.

The intrusion of cars and parking are clear concerns for many people. The general view is that car access should be limited and there should be no through traffic.

SEE ALSO

4: HOMES (page 23)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Thoughts of schools and other social aspects should be looked into for so many houses, road, access etc.*
- 2 *Cycle workshop and bike maintenance training*
- 3 *Limit access specific to sites. No through road for traffic.*
- 4 *Remember the need for accessible paths*
- 5 *Accessible, walking routes through trees, shrubs, gardens for older / disabled people, etc*
- 6 *Pathways and planting important get Botanics involved in planning of this*
- 7 *Many thanks for your hard work. This lovely site is simply too valuable a green space to be ruthlessly developed!*
- 8 *Safe cycle routes away from walkers, like in Europe*
- 9 *It's a major route for kids travelling to school, especially Canaan Lane. Important to keep car levels down to encourage active travel.*
- 10 *Cycle routes are valuable, but care should be taken that they complement/work alongside pedestrian pathways, super dextrins, are not intimidated*
- 11 *Maintain all access points, including from Egypt Mews/Cluny Terrace area (by old boiler house)*
- 12 *Don't block the path off during development*
- 13 *Better lighting system – too dark and a bit scary*
- 14 *Green space important in City*
- 15 *One car per household policy for any new building or house*
- 16 *Bike parking at all entrances*
- 17 *Protect garden in front of St Roque's (rhododendrons)*
- 18 *Cycling must be restricted to allow walking*
- 19 *No through bike routes!*
- 20 *Sports hub for local clubs*
- 21 *Is a bus route to be included – access only by cars?*

- 22 Agree, all important. Housing must be set in the public space, with minimal area for private garden/parking.
- 23 'Bikestation' type recycling of bikes
- 24 Make it feel safe for vulnerable people
[+1]
- 25 Centre for adaptive/disabled cycling
- 26 Quiet routes/places
- 27 Absolute minimum of cars
- 28 Good place for older people to go and walk in safety - and for younger people with the forest school, too!
- 29 Yes, two, really good wheelchair access, so it's easy for small wheels
- 30 Accessible routes for people with other disabilities, such as dropped kerbs, crossings and visibility aids for blind people
- 31 Wheelchair accessible site
- 32 Retain open access and existing paths
- 33 No through routes for vehicular traffic
[+3]
- 34 Safe spaces for children to continue to access
- 35 Plenty green spaces to walk and also walk dogs, children's play areas
- 36 Jogging trail, especially encourage local primary schools to use (daily mile!)
- 37 Protect rights of way through AA grounds - from South Oswald Road to Canaan Lane and more
- 38 Do not paved paths with a concrete, asphalt or tarmac
- 39 Include cycle routes, e.g. access to the primary schools on Canaan Lane
- 40 No cars/lorries!!!
- 41 No cars/lorries
- 42 Limited car parking
- 43 I cycle through the AA with my two-year-old on the back to get to nursery and playgroup in Morningside. If I could not cycle to nursery, I could not get to work in time.
- 44 Traffic free paved cycle routes
- 45 Integrate a fitness trail through the grounds with basic equipment (in Wood) and suggestions for exercises/regimes
- 46 Cycling routes, accessible, walking routes, more nature trails
- 47 More benches, accessible paths, forest nursery, and protect existing nursery
- 48 Yes to walking, slow cycling, pathways/walks, wheelchair access. No bike trails, leads to antisocial behaviour.
- 49 Yes to bike trails!
- 50 Bike trails must be carefully controlled
[+1]
- 51 No cars in the site – and/or no through traffic for cars. Parking provision at the edges. [+2]
- 52 Presumption against cars in almost all spaces. No car parking to homes ratios like it's an out-of-town newbuild. If people want to live here, they should accept car free living.
- 53 Benches!
- 54 Distance marked running and walking routes
- 55 Bus services
- 56 The through bike route is super important for me
- 57 Improve the road and path surfaces in this area and beyond (potholes on Canaan Lane are horrendous!), More spaces for walkers and cyclists.
- 58 Lothian health board should hang their heads in shame. This is a [...] health facility that will never come again.
- 59 No houses. Multi story blocks of apartments with facilities at ground level.
- 60 Car parking should be zoned in specific areas at the edge of housing areas (exemptions for disability). This preserves, the amenity of the housing itself and of the whole area.

- 61 *St Roque - spelling!*
- 62 *Keep the space for local walkers access. As few cycling lanes as possible. Keep the peaceful spirit of the area.*
- 63 *Access to the site also needs to be accessible adjacent roads and streets.*
- 64 *No cars apart from perimeter parking*
- 65 *Maintain open/easy access to park-like area*
- 66 *Path through the site should be clear/open/public. And on Search such as Google Maps, ordnance survey.*
- 67 *The wooded area down by the railway would be a superb place for a walking path. Currently it is overgrown and difficult to access. The Jordan Burn runs under it in a culvert and emerges at the East end. Sadly, it is contaminated by a sewer overflow. If that was removed, the burn could be re-meandered and opened up as a wetland area.*
- 68 *That's what is great about it!*
- 69 *Definitely keep walking/ cycling/ wheelchair accessible route. Why else keep Whitehouse Loan closed to through traffic????*
- 70 *Tree trail*
- 71 *Don't tarmac over too much of the site please.*
- 72 *The benches in the AA are very helpful to me as a person who can't walk far and needs to rest frequently. So I think benches should be included along any paths. Paths for wheelchairs need to be smooth. Cycle paths and pedestrian paths should be separate and clearly marked. It would be wonderful if there could be powered scooters to hire but that is probably expecting too much.*
- 73 *Top priority for me*
- 74 *The walking routes in particular should follow desire lines and be close to the specimen trees to allow pedestrians to be as close to nature as possible. These routes should not be between fenced back gardens of future residential blocks. Routes should be welcoming and not feel that you are in private property.*
- 75 *No cycling near pedestrians*
- 76 *cycling and other forms of wheeling should be clearly separated from those on foot.*
- 77 *Can we be brave and say no cars for at least 50% of the site*
- 78 *All good*
- 79 *It would be a shame to not be able to continue to experience the green area*
- 80 *Is it possible to get a parkrun (5k) /junior parkrun (2k) route*
- 81 *Aim to keep the site car free*
- 82 *Better links to the Quiet Route and Canaan Lane or rerouting through the site to use the gates at the north side and end of Whitehouse Loan. Better sight lines compared to Canaan Lane exit. Would need gates to be designed to allow to be partially opened. Links to the Edinburgh South Suburban station at Morningside or a new tram stop if converted to tram/train use could be added. The south suburban railway forms the southern boundary of the site. It is also an opportunity to connect the site sustainably if the tram network expands using the railway. Needs to be discussed with Network Rail and city of Edinburgh council*
- 83 *No [changes]*
- 84 *Nothing - very important priority to retain the tranquillity of the paths. Don't overdo the numbers of routes. Priority is quality rather than quantity.*
- 85 *I definitely wouldn't change this into a place for bicycles. My experience of 'shared spaces' with bikes has been that they inevitably dominate and make them dangerous for older people, pedestrians of all ages and parents with young children.*
- 86 *Nothing [to change]. This feels like a really important thing to preserve.*

- 87 These all need to be maintained. It currently feels safe. The gate at Canaan Lane needs to be closed off completely to vehicles, otherwise it will be used by too many vehicles, next to the cycle route. There should not be access to the site to vehicles along Canaan Lane. This needs to be for cyclists on. The currents friends walk is a lovely peaceful area, it is vital it remains a green space with minimal vehicles. Currently many people walk along the roads and paths as they are quiet. This must be maintained. My concerns are the increased use that's being* proposed. 500 homes is far too many. It cannot allow cars and parking. Likewise a hotel would have lots of traffic unless high end.
- 88 PLEASE make sure there is another access route built if you're building 500 homes - one way in and one way out will make it a nightmare and destroy the peaceful nature of the area.
- 89 The walking and cycling routes need to be retained as well as the environment for them- these aren't just roads connecting places but room for people from across Edinburgh to breathe.
- 90 The new layout should ensure priority for the pedestrians, i.e. retain the zebra crossings

- 91 This is the intended use and should be maintained and developed further. Pathways should include consideration of the existing nursery and make sure those children have safe passage to enjoy the benefits of the public land.
- 92 This is such an important part of why Astley Ainsley matters to local people. It's not such a short cut to cycle or walk through; it's a beautiful and vital local nature space for all these activities.
- 93 Keep it as it is as a safe route
- 94 Ensure that existing routes through are maintained at least
- 95 Have dedicated cycle lanes.
- 96 Nothing [to change]
- 97 This is key
- 98 This is a huge component of what this site needs. this is such a special sanctuary and has been a precious place for our family for the last 5 years. Both our children have gone to nursery here and we have spent many happy hours picking brambles, lying in the sun, and enjoying the gorgeous trees. Building 500 houses on this site would cause irreparable damage to a very rare place in Edinburgh - even with an existing tree order, much other nature would be destroyed.
- 99 The cycle and walking paths are a key feature of the site. There is scope to make the southern side of the site more accessible. This is why the community love the site.
- 100 Access to the green spaces is vital and good safe paths essential
- 101 I would leave most paths for walking
- 102 I would like to see the site still be accessible to walkers and cyclists.
- 103 Keep all the paths, and vehicular entry and exit points
- 104 Cycle way separate to walking so people feel safe and included
- 105 Nothing [to change]
- 106 No need for hotel
- 107 Cycling through the site to take our kids to/from school safely is extremely important to us
- 108 This is one of my most precious uses of the Astley Ainslie, green space and connecting paths for humans and nature
- 109 Skateboarding ramp and or learner driver / cyclist markings on roads for practice spaces
- 110 Highlight the benefits of the site for cycling. This is a major cycle route for school kids.

- 111 Add in some subtle play things for kids along routes, balance beans, stepping stones etc.
- 112 Good idea, already paths there
- 113 I think the current routes need better sign posting.
- 114 Public toilets and a cafe. Great idea that keeps it for the community as a whole.
- 115 I walk and cycle regularly there with my family. I would just want guarantees that existing paths will remain. (including some off road paths that meander through the site). Or at least to replace like for like. Walking, cycling and the natural environment the site are most important to me. The large open area with the rhododendrons is particularly important to preserve.
- 116 It is comprehensively described in the plan and I have had solace walking through the Astley Ainslie site on the way to my parent's sheltered housing when times were troubling.
- 117 No change.
- 118 Another great way to support physical and mental health and wellbeing by creating safe and encouraging spaces for outdoor activity. Having more walking and cycling paths would help with healthier choices while commute to work and school.
- 119 Ensure cyclists / pedestrian routes are separated. No skateboard park. Minimise road use. Ensure car-free zones. Build collection hub on periphery of site for deliveries.
- 120 The paths link the Grange Morningside Marchmont.
- 121 Consider vehicle access & parking (see new homes proposal) Gounds already used as a cut through from S Oswald Rd to Morningside. Consider safety issues.
- 122 Wheelchair access important, signage for blind or [?]. Incorporate vehicle access sympathetically.
- 123 Need for some sort of vehicle access and parking for disabled access to amenities
- 124 Very much appreciate the outdoor space, away from heavy traffic, the bushes and trees for kids to run around, the peace of the space
- 125 Not much. The current access works well. As a rollator user I am keen that it continues to be is easy and safe to cross the roads
- 126 No change
- 127 Improve wider connection to surrounding streets safer road crossing at Newbattle Terrace/Whitehouse Loan -- will gates be closed?
- 128 For me, it is incredibly important that this is maintained. My husband has mental health issues and walking around the current grounds has been a massive help for him in recent years. My daughter attends one of the Kidzcare nurseries and absolutely loves exploring the area and it would be heartbreaking to see it go.
- 129 Open access remains hugely important
- 130 This is great. Keep in mind that wheelchair accessible does not necessarily mean that it's accessible to people who are infirm but not in a wheelchair. Some wheelchair accessible spaces are very hard to negotiate when you walk with sticks and struggle to open doors and move in a small space (think bathrooms/toilets).
- 131 Sounds great!
- 132 I would not change this. I fully support the proposed uses.
- 133 These should be a priority - it is the most important aspect of the area for the community
- 134 Agreed. A key aspect to this is raised in 'Homes' considering car free streets, so careful design to establish where cars are parked, and how they move through the site.
- 135 Nothing [to change]. This seems essential to the area.

- 136 *Access for the disabled & those with limited mobility. Link the paths to strategic routes. Ensure cycling & walking space is differentiated.*
- 137 *Also safe spaces for children etc to stop and play*
- 138 *Maintain "back path" on west side periphery of grounds. Reduce car parking around grounds.*
- 139 *No change. I'd strongly push for the provision of a through-route for cyclists and pedestrians between Morningside and Marchmont/Sciennes.*
- 140 *Great idea, perhaps cycling routes should be kept to minimum to allow for safe walking, accessible routes.*
- 141 *The site is not that big. Pathways have to be maintained and this requires to be guaranteed.*
- 142 *Maintain the back path from Southbank site down to railway line, north to south periphery. For walking, cycling, access*
- 143 *Cycling routes - would be wonderful to have as many cyclists in the community would benefit from them.*

SUMMARY

The most controversial and most commented on aspects of the 2019 vision. Much opposition to housing, particularly the Council's LDP allocation of 500 homes. This is on the basis that the proposed quantum of development would destroy the character of the site, remove greenery and trees, reduce public access, and have negative impacts on the local road network, public transport and health & education services.

If there is to be residential development, widespread suggestion that it should be in keeping with the ethos of the original AA request, by:

- Maintaining trees and green space (whether by low or high density development).
- Preserving the peaceful character of the site (e.g. car-free).
- Being restricted to the footprints of previous or existing buildings (with Listed Buildings being retained).

Any development should be specialist: affordable/social housing, older people's housing, intergenerational, eco/sustainable and good quality.

Housing for homeless people, mentioned in the 2019 community vision, is controversial.

SEE ALSO

- 3: PATHS & ROUTES (page 17)
8: NATURAL PLACES (page 50)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Social housing please!*
- 2 *Distinguish between "affordable housing" and social housing to make sure that social housing is part of the mix. Increase proportion of social housing within the affordable housing category.*
- 3 *Could residential homes or nursing home be thought of.*
- 4 *500 houses? Local drainage is already a problem. How about other amenities? Water supply? Schools? GPs?*
- 5 *New homes mean pressure on schools, GPs, traffic in the area, local infrastructure. The council have no money to build, period. A private developer will want to max the site potential. The NHS will sell to the highest bidder.*
- 6 *500 properties/houses too many. And access roads need careful consideration. Quiet area now - don't change.*

- 7 *I would like to see E and W pavilions and OT building converted to sheltered housing. Playing fields and school garden for the new primary school in Canaan Lane. If there is to be housing development that it should be genuinely affordable i.e. Council housing. NHS retain the space for patient rehabilitation.*
- 8 *You will need 500 houses to pay the ground maintenance costs and keep them at a reasonable sum per household.*
- 9 *500 properties/houses too many.*
- 10 *I suggest residential homes instead of 500 houses. Much more in keeping with the tranquillity of this special area.*
- 11 *Amenities need to be provided along with the housing*
- 12 *All new housing architecture must respect existing listed buildings in design and building materials*
- 13 *What about impact on existing infrastructure? GPs? Schools?*
- 14 *Appropriate, fabric friendly, building maintenance and conversion*
- 15 *Respect David Ainslie's will, he donated this land to the community, not for private speculation [+1]*
- 16 *Development architecture to blend in with existing Victorian/Edwardian buildings/themes*
- 17 *Houses need to be affordable to attract families*
- 18 *Communal heating system for any new homes on the whole site*
- 19 *Restricted vehicle management*
- 20 *Convalescent hospital. Elderly care. Rehabilitation.*
- 21 *Remove old NHS buildings of low quality. Minimal newbuild beyond the replacement.*
- 22 *No housing.*
- 23 *"Build your own" houses.*
- 24 *500 homes means 500 cars. No!*
- 25 *No cars/lorries etc. Well-being = walking.*
- 26 *If 500 homes means also 500 car parking spaces, a large part of the site will need to be developed.*
- 27 *Yes, to affordable homes and older people's houses*
- 28 *Young people. Old people. Cohousing.[+1]*
- 29 *Intergenerational living? Nurseries. Retirement homes.[+1]*
- 30 *Low-cost rental and starter homes rather than executive housing.*
- 31 *If new homes, need additional GP practices, school places, parking*
- 32 *Presumption against car parking for all houses. People who choose to live in a shared green space can't all have cars.*
- 33 *Rather than wasteful demolition of children's building, consider repurposing the building for other uses much more environmentally friendly solution.*
- 34 *Homes that integrate all the generations. Social housing will bring down the area. People should be responsible and look after their area.*
- 35 *Apart from preserving current landscaping, trees, forest area for outdoor amenities, the next most important, is affordable, housing and/or supported accommodation for elderly/disabled, as per ethos of David Ainslie.*
- 36 *Maintain principle of open access throughout the site. Opportunity to develop innovative social/affordable housing. But 500 is too many!*
- 37 *Mixed housing, e.g. for elderly, for young families-based on the style of the Findhorn community. I.e. lots of communities, shared gardens, recycling, etc*
- 38 *The Astley Ainsley has always been ahead of the times in occupational*

health for example. How can we embrace new research into well-being and use that to design a new inclusive communal approach to living alongside keeping communal space? The Astley Ainsley has always been ahead of the times in occupational health for example. How can we embrace new research into well-being and use that to design a new inclusive communal approach to living alongside keeping communal space?

- 39 Assisted living community for aging population.
- 40 Concerned about access for 500 homes - especially South Oswald Road.
- 41 Mixed sustainable housing that has an aesthetic quality. None of the soulless, poor quality shoeboxes that seem to characterise Edinburgh these days.
- 42 Impact on Morningside must be assessed: congestion already, so no more traffic; infrastructure? - GPs, schools, public transport [+1]
- 43 Avoid excess traffic on South Oswald Road
- 44 Affordable homes and social housing for vulnerable people is a desperate need in this town - but do it sensitively
- 45 Car free housing - no cars in the site, provide car parking on edge. No high

- rise but yes to flats to improve density. Include affordable / elderly housing.
- 46 Manageable scale - respecting the site as a whole please
- 47 It's a huge green area and it would be such an advantage to have a building and green space used for local residents and children as recreation use
- 48 No high rise buildings [+1]
- 49 Affordable. Assisted living.
- 50 Existing open space should be preserved - housing plans be made after other priorities have been addressed - then affordable / mixed
- 51 Opening up site will cause great increase in vehicle traffic
- 52 How will through traffic be controlled?
- 53 If large amounts of houses are built then the road/traffic system needs to be improved - if a lot of "social" housing built then we are at more risk of burglaries / vandalism in the area
- 54 Make sure that affordable housing (so-called) includes a lot of social housing
- 55 And the housing must be low, rise, villa style. Victorian buildings should be retained not demolished.
- 56 Bus service either into site or very nearby

- 57 Only existing footprints of current and past buildings (there are already two cleared sites - the boiler house and south of the children's nursery) should be used for development - with no private garden space
- 58 Majority housing on footprint of existing buildings, for social benefits, e.g. affordable homes, co-housing, social housing, homeless
- 59 Appropriate homes for all ages, well designed
- 60 At least 70% should be social housing
- 61 Blocks of flats would be the only way to accommodate the 500 proposed. That is absolutely unwanted in this residential area in this unique piece of land. Remember its history, the founder bought it for well-being and convalescence, not a housing estate.
- 62 Please do not sell 100% of homes/flats ownership, retain ?% as AACT to prevent big buyers taking over site ownership!
- 63 Home for low income and homeless, complete with amenities
- 64 Woodburn house area is an obvious area for development
- 65 Can local infrastructure cope with 500 homes, i.e. schools, doctors, traffic?

- 66 *Housing numbers should be as low as possible – mix of accessible and scale, recuperative, age, provision (in line with original deed), and housing spread out amongst green*
- 67 *Affordable homes. Homes appropriate for downsizing, e.g. ground floor.*
- 68 *Only build on existing footprint of buildings.*
- 69 *Implications for schools and GPs (already GPs in South Edinburgh have full lists)*
- 70 *Not for residential use as then grounds or parts of grounds, become for private use only. Keep it all for the public.*
- 71 *Good drainage*
- 72 *Only build where existing buildings are [+1]*
- 73 *More housing on the Freiburg / eco-living model*
- 74 *Homes for the elderly, either individual or residential care home*
- 75 *Keep commercial gain out. Centre on the caring aspect that has always been the root of Astley Ainslie.*
- 76 *Allotments, [?], sitting and viewing areas, through green walkways, houses dispersed through the site, community hub lower priority*
- 77 *Get a great architectural firm to design the overall development [name redacted]*
- 78 *Use the areas of low quality buildings for maximum density of housing – i.e. modern blocks, nice, but compact (?) like Pitsligo Road? E.g. 4-5 storey with underbuilding parking. i.e. Balfour, Morelands, wooden huts, school, nursery: how many units, 500?*
- 79 *Instead of housing, how about residential and nursing homes?*
- 80 *Opportunity to provide a different housing mode: affordable housing, intergenerational, passivehaus, mixed market, rent, social housing*
- 81 *Cohousing in a mix of communal facilities and private spaces (living) and should be a generic principle for the development of this site. A win-win scenario.*
- 82 *Building houses may have an impact on how people will perceive the site and lose the "community" feeling about these grounds*
- 83 *Definitely affordable homes, including perhaps some homeless provision in pods, such as Social Bite provide*
- 84 *Some single level accessible housing. Minimal necessary car access and any cycling/scooter access must be low speed to prioritise walking.*
- 85 *Keep the nursery as it creates a wonderful community and serves a need*
- 86 *There's an area beyond the nursery, which is derelict and could well be used for housing*
- 87 *Low-cost, affordable rental, not high and exclusive homes – must maintain green spaces for well-being*
- 88 *Keep trees*
- 89 *Keep the trees and plant some more. Maintain the planting – don't let it be left and forgotten in 10, 20, 50 years.*
- 90 *No to 500 homes*
- 91 *As few cars as possible*
- 92 *East and west pavilions should be developed using same footprint – just adapt existing building*
- 93 *Reduce the number of houses to not more than 100. How big will these houses be? Flats? Car parking spaces? Gardens?*
- 94 *Please preserve all the beautiful trees*
xxx
- 95 *Accessible housing for disabled couples and their families. Little if any provision in Edinburgh. Relevant as in keeping with ethos of Ashley Ainslie. On existing buildings footprint with car parking.*

- 96 Avoidance of mass identical newbuild estates which ruin the land and look unnatural
- 97 Build high density flats to leave as much green space as possible
- 98 Foyer – a French approach to young/key worker housing. Could be part of site.
- 99 Wildflower meadows (good start, but more please!)
- 100 Co-housing and community spaces should be reflected in good design and shared facilities
- 101 Build high density housing to allow remaining areas to be green space. No suburban sprawl.
- 102 Minimal building of housing if there has to be any then properly affordable, not tokenistic
- 103 Any housing must be sustainable, e.g. air source heat pumps / solar
- 104 I think that building 500 homes on the site would be a disaster. There would be no open spaces left. Also there are narrow one-way streets and suitable for heavy traffic.
- 105 Car-free development a must! If cycle routes, no E bikes/scooters. No bike trails.
- 106 Development that pays for itself and maintenance long-term of buildings and grounds.
- 107 Cooperative housing model, including working with student housing co-op for intergenerational living
- 108 Small detached houses only
- 109 Site 13 and 14 used for homes build passivehaus standards
- 110 Yes to repurposing existing buildings. No to tearing down and new builds (unless building not usable in current state).
- 111 If homes are built, they have to be low density
- 112 Incorporate Swift bricks in all new building [+1]
- 113 Car parking separate from housing etc
- 114 500 homes - car free? I wish.
- 115 Minimal development. Minimal noise.
- 116 New housing should be maximum three stories in height and of low density
- 117 Who wants a house that you can't drive to! Ensure ample parking, don't be daft and band cars!
- 118 500 houses are too many if nature is to be protected. Make it a car free zone!
- 119 Cohousing, which is more affordable, cheap, but good quality. Not expensive old peoples housing!
- 120 Assisted-living, social rental homes for key workers (carers et cetera), no luxury homes.
- 121 Idealistic, possibly – but to preserve the unique aspect of the entire site – no extension of the buildings footprint. Renovate existing buildings or replace buildings on the same site. Idealistic, I know - but it is a special site.
- 122 Cohousing - especially for seniors - would be perfect for at least one of the buildings on the site (affordability, health, inclusivity)
- 123 Home should have very limited private garden – as has happened at Craighouse and not fenced off. To preserve the feeling of large communal space.
- 124 Community living at heart: more apartments, less houses, co-living (cross-generational Scandinavian model), no PBSA (student accommodation), no hotel, green spaces/public spaces/facilities, sustainability in build and use, limited traffic onto and into development, parking at periphery (Sustainable City Dubai), design/develop for the future (changing work/living patterns), consider multigenerational housing (young caring for the old)
- 125 500 houses will mean at least 500 cars. Think about rubbish collection, delivery, vans, parking, pollution, pedestrians and narrow path/pavements

- 126 *Maintain and protect the extended centre of the area with its historic buildings and beautiful trees etc. But... The area to be entered from South Oswald Road is not so good and could be used for lots of houses.*
- 127 *Even if no cars owned by householders, there will be bin lorries, deliveries, taxis. Not at all in keeping with original AA request.*
- 128 *Only some housing with lots of green spaces. [+1]*
- 129 *Rebuild/restore, but on the existing built land. Existing green space should be preserved either way, 500 houses is way too many.*
- 130 *Development should be on existing footprints only and height limited. The green space and trees are precious for the wider community. Housing should be majority affordable, if at all. The local roads can't take more traffic and other facilities are already stretched.*
- 131 *Existing buildings should be kept unless essential for demolition.*
- 132 *Housing, yes, especially affordable but limited to specific area i.e. car parks*
- 133 *No to houses. Redevelop existing properties.*
- 134 *Impact of building work, access will be huge for XX years.*
- 135 *Assisted accommodation for long-term mental unwell benefit, take pressure off acute wards and rehab*
- 136 *Assisted living*
- 137 *Homes in keeping with local area aesthetic, but eco-friendly.*
- 138 *Are there enough school places available? Are the local GP practice is able to take on new patients? Dental treatment?*
- 139 *Affordable housing – developers need to be held to delivering it.*
- 140 *Keep full public access, not locked gates as at Infirmary/Meadows*
- 141 *Limited green space fenced off for private gardens*
- 142 *Too many new build houses, not good idea and area cannot cope with noise, pollution, facilities, not adequate, narrow roads around site*
- 143 *Low-rise apartments, but no big houses or rows of small houses*
- 144 *Homes to be in keeping with spirit of AA. No multi storey flats!!*
- 145 *The site was gifted for health related activities. There should be no additional housing built on the site. Keep it as a green recreational space for the benefit of everyone.*
- 146 *I think housing should be care homes or those with additional needs.*
- 147 *Reduce the number of dwellings, as 500 is about 100-1500 extra residents. Can the schools and medical centres cope - no!*
- 148 *500 homes seem wildly excessive for the site. Has car parking been considered? It should be available, but should be underground.*
- 149 *No homes at all - it will ruin what is a great space for people recovering from illnesses. Why more houses?*
- 150 *The size and scale of future residential blocks should reflect local heights. The blocks should be a mixture of low to mid-rise units with I would suggest nothing over 4-storeys. It is important to get a balance of open space with the requirements of Secure by Design, minimising the extent of 1.8m high fencing*
- 151 *I don't understand what co-housing is. Site should be a mix of medium density flats, maybe 2-3 stories at most, and some larger houses*
- 152 *I do not support any residences that are not as originally intended - as medical facilities. I do not support housing for homeless.*
- 153 *The Astley Ainslie must be kept as a green space. No problem with housing, but only using the buildings that currently exist.*

- 154 *Older people's homes is the only thing I would want there , especially no homes for the homeless*
- 155 *Like idea of co-housing purpose built. Perhaps the co-housing could be for cross generational care*
- 156 *Choose carefully what developer you want to work with. You won't get that choice if you don't bite the whole site.*
- 157 *The provision of affordable homes is a laudable objective but this provision is inherently less profitable for a developer and would thus mean that the affordable homes would spoil the existing amenity. Compromise need to be made if you want the green space to be preserved. 500 homes that would be sold on the open market would fund preservation of the rest of the site*
- 158 *If people live there will it still be a publicly available space? Don't just let it become a site for flats priced at £1.5m please.*
- 159 *No homes at all. I'd be sad if the site becomes residential and loses any green space. I also feel the area has enough residents*
- 160 *Please put these in places where there are currently already buildings, rather than damaging any existing green space*
- 161 *I don't think the local area needs any further housing developments.*

- 162 *No housing for homeless people. It is perfect for older people's homes. Green space, therapeutic, rehab just as was aimed for the area when gifted. It could become an old people home with sheltered private accommodation with a rehab hub. Affordable homes for elderly. Perfect. Area needs to maintain its green space and therapeutic aim. It is perfect for the older locals and other older from further afield to move to a single storey green space with paths and trees and continuing links to the local community. Make it affordable for some and high price for others. The comm7nity hubs can support this group. Adding homeless to the mix would shift the balance and endanger the ability for females to feel confident they could walk on their own through quiet areas safely. This is not the area for this. I strongly object.*
- 163 *I think there's a benefit for some older people's homes given the inter-generational aspect. I do not think hundreds of houses is the way forward, there's already plenty of house across Edinburgh and the surrounding areas. We need to invest in areas suitable for everyone, especially when we reflect back to COVID and consider how people turned to nature and art to connect, survive and continue to thrive.*

- 164 *Make sure the proportion of affordable houses is truly affordable. Priority homes with good quality adaptations for people with disabilities. Shared ownership sales should not be too high a proportion. Better to keep land for more social housing that is truly affordable (even if this means slow build rate as funds become available. Priority is therapeutic use of [?])*
- 165 *Minimal green space lost to gardens, adequate support for those who need it.*
- 166 *Nothing really, but I am a bit concerned about the density of housing. Again, thinking about quantity of users and associated road traffic, I am a bit worried about the density of housing. Perhaps if car-free infrastructure were to be really included in the housing development (e.g. limit parking space and increase secure bike parking/ buggy/mobility scooter parking in the housing developments)*
- 167 *Please no student accommodation*
- 168 *The Council's view of 500 homes seems too much. Perhaps establish first how many houses can be created in existing buildings, before committing to building new ones. I think the percentage of affordable homes should be more than 35%*

- 169 I think housing would compromise the beautiful green space
- 170 The impact of so many homes isn't just the buildings; it includes the need for parking, car access, visitor access and delivery access; this number of homes is going to make a huge impact on the site.
- 171 No houses or flats to be built
- 172 I would propose to carve off a small section for high value housing sites which could be sold to individuals and the profits used to fund the community objectives. There are already many old people homes around this area. Please don't turn this greenspace into homes....
- 173 More affordable housing, pensioners cottages like those which used to be on Whitehouse Loan
- 174 No new homes
- 175 No houses - keep it as green space
- 176 Important to look at how the proposed mix would meet the needs of such diverse groups
- 177 I would like the majority to be social housing
- 178 Agree in lobbying for above types of housing
- 179 No PBSA and not too many houses/flats that the local area can't handle

- 180 I do not agree with the idea to build 500 homes on this land. Unless all the buildings can be built where the existing buildings are standing, there is too much precious nature and wildlife habitat that will be destroyed with that scale of building project. This is a precious, rare part of Edinburgh full of glorious trees that is a sanctuary to so many of us. It is not the place to clear for hundreds of homes.
- 181 The plan's emphasis on biophilic housing is welcome (and often abandoned during construction). The provision for older people would fit the site's history and spirit of peace, quiet and convalescence. Based on experiences of other hostel sites we know housing for homeless people at Asley Ainslie would present significant challenges to the original spirit of the area. Experience suggests it would also mitigate against wider public use of the space
- 182 If there is housing please do not make it car-centric. Retain the current road systems at a maximum as new developments should look towards non-car transport and walking. Also add mixed use - a shop or cafe because otherwise a community will be dead.
- 183 500 houses seems far too many.

- 184 Intergenerational - old folks and children next to each other, sharing gardens
- 185 We need to resist the pressure for increasing infill. Some of the modern NHS buildings have zero architectural value and could be replaced by sympathetic housing development but avoid balkanising the whole area
- 186 Rather than focussing on affordable housing, I think there's a great opportunity to create a multi-generational community which brings back the idea of villages of years gone by. Here though, all residents would be incentivised to contribute what they can to the community, whether that be baby-sitting, helping with homework, grocery shopping for elders, technology help etc.
- 187 In tandem with the homeless approach perhaps a selection of houses for those under an income threshold and those above the threshold also, side by side
- 188 No housing on this site. I believe this will impact the environment. Council have proven record of not providing the infrastructure to support this so current GPs, schools and local services will be impacted even more.
- 189 Nothing [to change]

- 190 I'm not sold on the idea of there being more houses. I think the Astley Aisley is such a fantastic place that simply to shove up a bunch of houses seems a real shame. I would like some effort put into their design, however, if houses are incorporated. It would be very sad just to see Cala or similar stuck up any old thing. The city has allowed lots of student housing to be built. If alternative homes are needed, the council should look at what sites they have available that would be improved by housing.
- 191 Lifetime homes - adaptable for any ongoing/major life changes. Could specify about the construction and heating of the homes - natural elements/use of sustainable energy etc
- 192 Priority for older people's homes and homes for homeless. Would be concerned if too much of the space was for commercial house building
- 193 Great uses. Supported co / assisted living for adults with support needs would've great, especially with a community hub and studios and workshops, music events nearby
- 194 Maybe supported living for people with disabilities. Physical and or intelligent disabilities.

- 195 I'd remove housing for homeless people. There are few facilities in the local area to support homeless folk with better locations available. The site should not be used for housing as local infrastructure is not there to support the increase in population. Housing would remove the very beneficial open space the site provides. Green space is very valuable and should be protected. Housing completely destroys this green space and should not be allowed.
- 196 No houses best! As few as possible
- 197 The affordable aspect is key. It can't become yet another expensive high end development or student flats.
- 198 Some housing on this site is reasonable but only with restrictions on numbers & land footprint.
- 199 I would support all of these. We should aim for affordable housing including reasonable rents.
- 200 Intergenerational housing. Good examples in Netherlands combined nurseries/daycare with aged care outings etc
- 201 Don't think we need any more homes in this area. I don't like this idea
- 202 Not sure what 'co-housing' means. It will be hard to increase the population density without losing the lovely green space ambience!

- 203 I would need to see plans to gauge feasibility of 500 homes without disruption to the natural environment. I support having at least 35% affordable homes. It isn't clear how the homeless and elderly provision would be managed: would older people's homes be a managed community, or a care home?
- 204 There shouldn't be any homes in the grounds of hospital - it should all be a public use space, restaurants, cafes, community centres, scout halls etc. Possibly accommodate care home and maybe some housing along the perimeter of the site (like it is on the north side just now) but in very limited numbers.
- 205 Fewer homes. There is not space for 500 homes on the site if the other uses are to be accommodated.
- 206 I would exclude the entire Homes proposal. There are many places and unused buildings to develop for this in Edinburgh without turning this beautiful green space into a housing development.
- 207 Nothing [to change]
- 208 Mixed housing
- 209 I would strongly support affordable housing and supported housing for vulnerable adults

- 210 Affordable housing in the area! Housing could be part of the project but in my opinion the majority of space should still be available to the wider community.
- 211 Low impact building. No high rise flats. WiFi - free areas.
- 212 I would not build homes on the site. I would avoid co housing and homeless housing as this will create many issues and if the site is to be used by the existing community and it is to be kept as a nature site then this will not work
- 213 Affordable is the key word
- 214 500 is a very large number. Consider also vehicle and parking issues
- 215 A balance of age groups, diverse groups
- 216 Happy with the proposed inclusions
- 217 Reduced volume of housing. Keeping as much green space as possible.
- 218 No change [needed]
- 219 Important to talk about transport links for the homes, and what provision will be made for cars on site. It would be great if these were developed as low carbon.
- 220 Yes, though I can't help being sceptical given the value of the land in Morningside, but this would all be very good.
- 221 As much affordable houses as possible.

222 This local place plan is a crucial way to record not only the enjoyable spaces within the site but also to understand and consider the city's needs, particularly those of the Astley Ainsley site. *Housing Need & Diversity The latest Housing Need and Demand Assessment (HNDA3) indicates a demand for between 24,000 and 35,000 affordable homes. In comparison to the 35% for where there are 12 or more houses (2030 City plan), and with a council housing waiting list, I understand to be, between 30,000 – 35,000 it is likely the actual city need for affordable housing will be around 50 – 80%, rather than 35%. The Astley Ainsley site and its current hospital use have been fortunate to be used by the many, not the few. But the adjacent area in South Edinburgh is dominated by villas with extensive private grounds, bounded by walls. Stepping back from the grand and leafy feel of the area, if we look at this from a civic perspective, these residential areas are not generous in terms of what they bring to the city. At Astley Ainsley, the site must remain as part of the city, bringing diversity to south Edinburgh, catering for the housing needs and making spaces and streets that are playable for all ages. Playability Enrique Penalosa,*

former mayor of Bogota, Colombia, said, 'Children are a kind of indicator species. If we can build a successful city for children, we will have a successful city for all people.' Green spaces are not the only spaces which accommodate play and social interaction. In fact, ground material is often a secondary factor, although wild spaces and trees are a tonic to all. There are three main criteria for making spaces where children and young people will play. •Overlooked space, feeling safe and sociable •Connectivity between home and playable spaces, including playable doorsteps. •car-free Spaces. I encourage this to be assessed within future planning for A.A. This approach can be clearly mapped, making a heat map for current or future proposals, as described within Dinah Bornat's All to Play For. This method requires some experience but is not complicated, and I would be pleased to discuss it. It can be acknowledged within a place plan. Housing need types The takeaway for me, having researched the Housing Need Assessment for Edinburgh (city-wide), is to stress the priority for affordable housing, and question the specific type of market housing. IE. It is likely that any 'market housing' delivered only needs

to be: •Family homes in the city centre or brownfield site connected to green/sustainable infrastructure. •Single-person/ couples housing for the older demographic, which is attractive enough to encourage downsizing. Single-person homes in the city centre to satisfy a certain number of young professionals moving to the city for work. •And importantly, that this is not one type, but mixed, encourages close intergenerational living. Sociable and connected where differing generations can care, respect and entertain one another, reducing social isolation.

Reuse While most of the hospital buildings appear to lend themselves to no residential use, and considering the significant embodied energy which exists in the existing buildings on site, retaining as many of the existing buildings as possible is essential. Even the more institutional buildings on the site, with careful and imaginative design, are to be converted to housing, given the city's/local needs, particularly for affordable housing. I would encourage reference to Whole Life Carbon Assessment (WLCA) in line with the current RICS V2 methodology for future developments on the site to assess the carbon impact of development.

- 223 NO HOUSING DEVELOPMENT SHOULD BE ALLOWED.** This is valuable greenspace and is a sanctuary for many people to walk, sit and enjoy improving mental health. It is such a peaceful place and this site should be preserved as much as possible, not allowing extra traffic or parking to reduce the ambience.
- 224** I would not change this I fully support the proposed uses
- 225** To remain in keeping with the landscape they should not be than two stories. It is hard to judge what 500 houses/flats and other infrastructure looks like. Presumably much more intensive use of the area is planned than we see today.
- 226** Sheltered housing, space to convalesce. Convalescence space is needed to help reduce bed blocking in hospitals & reflects original purpose of the bequest.
- 227** No [change needed]. I'm not sure I trust that there will be affordable housing as it is such a wealthy area.
- 228** Ensuring that these are well designed, embedded within the site and sustainable both from an embodied and operational carbon point of view
- 229** Will there be a bus route?

- 230** Housing for people with long-term conditions, disabilities, overnight respite, and people preparing for discharge
- 231** I'm very in favour of the site being used for accommodation (as long as there's a good proportion of affordable homes for families). The provision of homes should be designed in such a way that green spaces are maximised, and as many trees are retained as possible.
- 232** Housing seems overdeveloped. It will reduce green spaces significantly which is worrying.
- 233** I don't think the site is suitable for housing. In reality it would only be upmarket developments of which there are plenty nearby.
- 234** emphasis should be on mixed demographic and affordable

235 *I'm very much against a property developer building many expensive and exclusive houses on the AAH site. Any housing should be spaced out, and to avoid the site becoming a giant car park as it is now.*

236 *A much higher proportion of 'affordable' housing - at least 50% ideally more. And affordable housing should not look different from the other housing on site.*

SUMMARY

Broad support, particularly for community or participatory arts activities, with a common suggestion that they should reflect the spirit and ethos of the original AA request.

For example, youth arts, indoor spaces for community art activities, studio/gallery for community use, and possibly outdoor performance space provide it does not conflict with the peaceful nature of the site.

Some comments note the suitability of existing buildings for arts and creative uses.

Mixed views about a bandstand and less support still for music recording studios (both were mentioned in the 2019 vision).

Many question whether creative uses are a priority compared to retention of green space. Some concerns about long-term financial sustainability.

SEE ALSO

- 1: COMMUNITY HUB (page 6)
- 2: ENTERPRISE (page 13)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Nothing requiring subsidies/grants. Must pay their way - upkeep of AA expensive!*
- 2 *Bandstand area for people to perform, especially in the summer months*
- 3 *Skateboard park*
- 4 *Youth arts space*
- 5 *Could include dance classes for all ages*
- 6 *There isn't room for everything! A bit of this, but open areas, garden, trees and homes are priority*
- 7 *Creative arts, places – inclusive, accessible, free*
- 8 *Keep the school for post-op education, short term. Daily attendance or possible residential section in an adult "convalescent home".*
- 9 *Yes to bandstand, but please no loudspeakers under any circumstances*
- 10 *Raising awareness that the Ashley Ainslie is a space for everyone*
- 11 *Local bandstand is not used well*
- 12 *Yes to any space that allows for creative arts. Community drop-in café where skills, e.g. knitting, playing instrument, can be shared.*
- 13 *Yes to new eco-building merged in with old*
- 14 *Affordable studio spaces to rent*
- 15 *More youth spaces, recreational environments – outdoor art, spaces, forest school, reconnect to nature*
- 16 *We should be cautious about too much outdoor performance space as private events can often shut the space down for others. See the bandstand in Princes Street Gardens.*
- 17 *Natural amphitheatre, plays and concerts*
- 18 *Think these are "nice to haves", need to be integrated with continuous health/care focus of site*
- 19 *Provision of youth facilities and Lido excellent! Nothing like this locally.*
- 20 *Would love to see the creation of an art space, with meeting rooms and a gallery. Meeting rooms to be used for therapy, classes etc. Gallery for exhibitions.*

- 21 Yes to bandstand
- 22 Music rehearsing space for large and small groups
- 23 Affordable artists, studios, and workshops
- 24 Art venues/artists, always a drain on the public purse, so no! Instead, encourage the small businesses/employers/local jobs.
- 25 Yes!! To bandstand, music, rehearsing and recording studio
- 26 A local youth led radio station and performance venues
- 27 Gallery space, local residence space to exhibit and produce
- 28 Community arts – participate tree, quires, space to rent the teaching artists
- 29 Small-scale festivals
- 30 Studios and artists in residence
- 31 Green and quiet space are important, use of existing buildings for quiet activities. No new buildings.
- 32 Would rather the space be left green and open rather than have more buildings
- 33 Don't think that I like this idea. Use the space for convalescing - other hospitals overloaded with patients who require less medical attention.
- 34 All above is good
- 35 Emphasis on outdoor space, performance or event space. Structurally low key but meaningfully shaped & useable
- 36 This all seems a waste of time.
- 37 More support for children with additional needs, the site is surrounded by 5 schools
- 38 These should only be included if they are commercially viable
- 39 Great ideas, would love to see a gallery there (I'm an artist). Also outdoor space for community musical performances is good idea.
- 40 Lovely ideas - focus on elderly and disabled. And hospice services. Focus on elderly and disabled. Car free apart from disabled.
- 41 Nothing to add - these are all great ideas
- 42 Priority is therapeutic and affordable use of the space for creative arts. Perhaps be more limited in aspirations with one multi use/function space
- 43 This can be in a totally urban setting and does not have to be in a green space.
- 44 Sculpture garden installations / events and a reuse / remake tool library or materials swap shop
- 45 Nothing [to change]. Sounds great, like above, important for giving space to these struggling areas and bringing in people who would hopefully treat the space with care and respect
- 46 Studio spaces could be dotted around the site in different natural settings, and these act as a hub for a programme of creative arts, and connect with the work done under health and wellbeing and community hub.
- 47 I do not see how a music recording studio is consistent with the intention of the land. I would support community spaces that would encourage public community events and music.
- 48 All sounds great. Not sure if a band stand is needed but would look nice
- 49 Sounds nice and positive for local area. Agree with this.
- 50 Lower priority sadly
- 51 The older buildings might be excellent for this
- 52 Nothing [to add]
- 53 I see no need for a recording studio. Plays and classical music would be my preference but not too much, let's be aware of the sound of the natural world that surrounds us. There are many streets around where one can go for noise!!

- 54 Nothing, agree with ideas for creative space for arts
- 55 Accessible prices.
- 56 I like all of these suggestions - in particular I like the performance space idea and think this would be a terrific addition. As said earlier, events for big celebrations would be nice - Christmas/Easter/Halloween etc and should be inclusive so that major events in other world religions/ communities could be marked too.
- 57 Nothing [to change]
- 58 Nothing, these are great ideas
- 59 Fantastic. Kids travelling long way for band practice. Recording studios only available to north of city, a few in the east. So these would be amazing.
- 60 A bandstand is expensive and does not offer something that would be highly used. Space for arts is a great use for the site.
- 61 Play therapy space.
- 62 Good idea all of it
- 63 These kinds of things can help bring people into spaces where, as well as benefiting from engaging with the arts, they can then be brought into contact with any other holistic support they may benefit from.

- 64 Support of all these but important to ensure affordable and that it doesn't become elitist.
- 65 Be great to have a good pit for local : different food each week. Brilliant idea bring some entertainment to the area which is very much lacking
- 66 Really hope this all comes to fruition
- 67 Studio space/ art therapy/ music therapy
- 68 Art is a necessary part of wellbeing for a healthy community. It provides space to explore, learn, be energised, make connections and thrive
- 69 Living museum for heritage crafts & skills: woodworking, stone carving, metal working, weaving, herbalism, baking, using hands to make things using heritage/locally sourced goods/produce. Encourage all age groups to learn heritage skills.
- 70 Nothing [to change]
- 71 No further comment
- 72 I do not feel that there is a high priority for more outdoor performance space. The Edinburgh climate is not sufficiently clement to make this worth significant investment
- 73 Add a community pottery. With kiln and drying space no change

- 74 Current provision of community spaces could be changing since the 2018 vision as some churches and church halls are under threat of being closed, so it might be worth looking at how that would change the needs for affordable community halls and spaces. From personal experience, maintaining a financially sustainable gallery can be tricky, but a well designed multi-purpose events space which could be hired for local events and activities, and open studios events for artists working in the site would be great.
- 75 no [changes]
- 76 I would avoid performance and event spaces and also bandstand. I think there are plenty of other spaces for that in the city and one of the unique features of AA hospital (I was a patient at Charles Bell for two months) is quiet. Please try and keep the entire site a quiet area. There's so much noise already everywhere!
- 77 No bandstand and events should be occasional or restricted. A peaceful atmosphere should be preserved where possible.
- 78 Sounds great!
- 79 I would not change this. I fully support the proposed uses

- 80 *An outdoor performance (theatre) space is an interesting idea. I don't think there's much call for a music studio as most of it is done on laptops etc.*
- 81 *It is challenging for Artists and makers to afford dedicated studio space, and for this side of Edinburgh, I believe it would be hard to attract funding to support spaces. Refer to financial difficulties of Summer Hall, and Out of the Blue as example. OOTB is successful but in an area of greater need.*
- 82 *Display space to explain the history of the site & its links to the future. Convalescence space is urgently needed to release hospital beds as most previously used for that purpose has been sold.*
- 83 *Nothing [to change]*
- 84 *No [changes]*
- 85 *I might focus on workshops and studios more than anything else. With the fate of Summerhall uncertain, is there a need for a new space for artisans to find a base.*
- 86 *Trying to fit too much into the site already. Outdoor performance space and bandstand would reduce green space. There are so many galleries in the city. Do we need another one? Perhaps some outdoor public art commissions would be better? Overdeveloping site. Too many ideas.*
- 87 *Newer buildings could house any of these.*
- 88 *Good but perhaps in Edinburgh with multiple entertainment venues this is less important*
- 89 *No [changes]*
- 90 *Music studios outdoor performance are always extremely welcome.*

SUMMARY

Widespread support for retention of health facilities on the site, including the recently created GP surgery and existing Smart Centre.

Health, care and wellbeing uses generally are seen as fitting closely with the site's ethos of rehabilitation and convalescence, which itself is seen as a close fit with the original ethos of David Ainslie's bequest

Some people question who would deliver or fund the investment and operation of health, care and wellbeing facilities given the NHS's desire to vacate the site.

SEE ALSO

1: COMMUNITY HUB (page 6)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *If the site remains with NHS facilities, a place for short-term, post hospital operation care. Not long-term, formerly "convalescent home".*
- 2 *Retirement village*
- 3 *Hospice*
- 4 *Agree that healthcare should continue to be main function of site. Would add specifics of residential care facilities for age/disability/dementia, etc*
- 5 *Hospice for children*
- 6 *History hub on Astley Ainslie*
- 7 *Convalescence space for people leaving hospital and needing rehab*
- 8 *No high rise buildings*
- 9 *Keep some healthcare/NHS facilities*
- 10 *Encourage community involvement and active use of the green space*
- 11 *High buildings would ruin the area and cast homes in shade*
- 12 *Stay to Ainslie's original intention in his will*
- 13 *Keep the focus of the site on facilities/activities for health and care - so important, and in keeping with the original bequest*
- 14 *Keep it as a convalescence facility. Retain public restaurant access.*
- 15 *Rehabilitation centre, pool, OT, gardening*
- 16 *Gym in area would be good*
- 17 *Keep the site as a hospital*
- 18 *Keep physiotherapy and rehabilitation services. Benefit both health and financial as recuperation faster in natural surroundings.*
- 19 *It's important to maintain the spirit of David Ainslie's original request*
- 20 *Neuro rehab centre of excellence with OT programs, innovation and aspiration*
- 21 *Affordable, short-term respite facility (can go for a few days, not have to book/pay for a week), availability for short stays*
- 22 *The heated pool is a necessity for rehab – should be kept*

- 23 Convalescence is undervalued.
Provision for NHS convalescent/rehabilitation unit.
- 24 Focus on health benefits of site in alignment with original convalescent purposes
- 25 Physio opportunities, yoga, meditation studios
- 26 Bring back the rehabilitation facilities
- 27 If we have 500 new homes and all the other new builds in this area – we need more water storage tanks or reservoir built
- 28 Older people's centre for excellence - GP, support, facilities, homes, natural space, care, home - whole system, top quality, groundbreaking, self-sustaining
- 29 An excellent centre for those suffering from long Covid
- 30 Children's hospice and patient respite
- 31 Remember dentists
- 32 Ideal space for establishing innovative rehab model – to help solve the critical issue of acute settings being blocked up. People recover better and faster in naturally therapeutic surroundings.
- 33 Green gym facilities
- 34 Community well-being centre for all ages
- 35 No high buildings
- 36 Keep public routes and cycle paths
- 37 A gym for wider community use, and a pool if possible (isn't there one already?)
- 38 Please protect the trees. It adds so much to peoples well-being.
- 39 Rehab gym with qualified trainers and relevant training equipment
- 40 GP, hydrotherapy, Smart Centre - could all stay rather than close and rebuild elsewhere
- 41 Keep the GP there
- 42 Link the site accessible to active travel, and this requires fixing loads of potholes on nearby roads (e.g. Canaan Lane)
- 43 Gym and swimming pool
- 44 Yes good use of existing buildings. No new buildings. Keep green space and bramble bushes!
- 45 Keep GP and expand to be community treatment and care service
- 46 Expecting children and causing unrest between kids and families. Save our nursery!
- 47 Sheltered housing in existing low buildings. Keep them.
- 48 This fits in with the original bequest, and should apply to other parts of the site (including housing) [+1]
- 49 Retain nursery. Establish new rehab centre to help ease pressure on hospital beds. Any housing should be medium density and mix of affordable and social. No executive housing.
- 50 Need not to forget the health benefits of wild space in the desire to create all these worthwhile good suggestions.
- 51 Keep for rehabilitation and possibly hospice care
- 52 Convalescing for patients will free up hospital beds
- 53 NHS needs to move bed blockers to rehabilitation spaces: AA ideal – green space, pool, present, local, easily accessible to visitors
- 54 This place was gifted for health and well-being. It should not be sold off for unaffordable houses.
- 55 Expand the facilities provided.
- 56 These are definitely needed in Edinburgh
- 57 Expand this use - use the AA as a convalescent hospital
- 58 Nothing [to change] - I'm not sure of what local hospice provision provides. All others are currently on the site including physio. Multi therapy option (i.e. providing a full rehabilitation centre) should be the priority over additional/new services/uses

- 59 Hermitage Health Centre is already on site. It seems like the site is well suited to having a new healthcare facility. I suggest that it could house the new Edinburgh Cancer Centre. This is supposedly intended to be built at the Western General Hospital but no funding seems to have been committed. The site is very cramped and construction could be extremely disruptive to existing cancer patients and some of the other medical disciplines at that hospital. What could be more restorative for patients than the kind of scenery at the AA? The WGH is squeezed between two major roads in north west Edinburgh and is a rather stressful location. The existing centre site could be used for other departments. Maggies would need to relocate but it would be ideal alongside the suggested facilities. Part of the funding for the new ECC would come from sums raised by selling off areas for housing, hotel etc. There is no possibility of that happening at the Western General Hospital site.
- 60 Parking requirements will have to be carefully considered
- 61 That would be great all above
- 62 All promising ideas
- 63 No [changes] thank you.
- 64 I would add an outdoor swimming pond, as it is wonderful exercise completely natural and apparently helps delay dementia.
- 65 The NHS have shown no interest in remaining on the site. However that doesn't preclude the development of healthcare/fitness services possibly around the existing GP practice
- 66 Rehabilitation centre
- 67 I'm not sure how all these things can be provided in this one site, without building over all the nature.
- 68 I think having some sort of care and health element honours the original plans
- 69 Perfect plans. Hospice for children would be perfect and these families are key for end of life care for older people and children. The current facilities are perfect. My son needed hydrotherapy after his stroke as a teenager and it took 4 months before he was able to access this facility. It helped his mental health to be in the pool. We use the smart centre and walk in the grounds regularly. It is safe, green and therapeutic. Keep these facilities and build on the need - older people homes, disabled homes and hospice where such facilities are so beneficial
- 70 I think wellbeing agencies focused on mental health would be most beneficial as it tends to only be the most serious cases that have access to therapy etc through the NHS. Positive mental health benefits everyone, not just the individual.
- 71 This is most in the spirit of the place as it is now, and should be the future emphasis.
- 72 Nothing [to change]. Preserving the original intention to use Astley Ainslie as a healing space and one for the NHS rather than private stakeholders feels absolutely essential
- 73 Is the Kidzcare nursery included in this? If not it should be included somewhere.
- 74 All good. For these to have the most impact, the natural aspects of the site need to be maintained as far as possible while refreshing buildings to a modern standard.
- 75 I support this as it is consistent with the original intention.
- 76 The new plan should ensure that services like the GP (moved in recently), or the KidzCare nursery, can remain where they are now, to avoid further inconvenience for the patients and parents.
- 77 This sounds fantastic. Agree.

- 78 The existing KidzCare nursery on the site provides excellent childcare and is respectful of the site and should be included in planning
- 79 add outdoor fitness for adults - calisthenics bars, climbing boulders, etc
- 80 I think this is best use for the space
- 81 A wellbeing hub would be a nice idea if it didn't require building on any of the green space (i.e., only building on the areas that the existing buildings are standing).
- 82 Health and Wellbeing should lead the Vision
- 83 Seems great to have therapeutic facilities in a relaxed setting with greenery
- 84 Remove pool and hospice.
- 85 Again need to ensure that not too many resources are envisaged. Research as time passes needed to assess what is most needed for health care and wellbeing
- 86 nothing they are all a good idea
- 87 I like all of these suggestions
- 88 Nothing - agree that all of above are good proposals
- 89 Nothing [to change]
- 90 No [change]
- 91 Nothing [to change]. Anything that is beneficial to local people's wellbeing is great.
- 92 Unsure about the research centre - there are lots already in Edinburgh. Research into what?
- 93 Not sure how these will be funded?
- 94 Giant chess board
- 95 Health and Wellbeing is a great use for the site.
- 96 Any or all of above would be great.
- 97 Good idea all of it
- 98 The therapy element should be focussed in this hub, rather than the community hub described above. What is meant by 'research centre'? And how would the children's hospice operate? This isn't clear.
- 99 No change
- 100 My GP practice is already based in AA. The only issue for all of these services is that there are no direct bus routes to the site. I live at Blackford and the only way to get there is to walk or by car/taxi. I have mobility problems and when I go to GP I have to get a lift because I cannot rely on there being a parking space available.
- 101 No [change]
- 102 Maintain some links to health as Ainslie envisaged
- 103 More on the preventative side of health, in line with the NHS Population Health Framework. This essentially recognises that the NHS focuses too much on being a service for the already unwell, as opposed to helping to keep people healthy. I think the potential for local sports facilities to be based here would be very exciting, perhaps benefiting schools and local sports associations. And again, these kinds of facilities can be used to draw people in and then wrap around holistic support if they need it
- 104 Green prescriptions, forest bathing. Care and wellbeing should consider role of the place, trees.
- 105 There would still need to be access for the public to walk about. I like this idea there is not enough holistic places for people to go when unwell. As for a hospice what lovely grounds for Patients and families to use in their last days.
- 106 With a main focus on mental health. With community cafe and affordable / free activities, art spaces, outdoor learning and fun spaces greenery and wildlife - that's already a great contribution to the health and wellbeing
- 107 Nothing [to change] - all are worthy ambitions.

- 108 Convalescent facilities as previously provide by the hospital are an important but missing part of current health care and should be retained on site
- 109 Retain Rehab unit for NHS patients. NHS dental practice. GP surgery/allied NHS health professionals: community MH, physio, OT, dietician. No research centre. Refurbish an existing building for overnight Respite accommodation for learning disabled/MH to ease stress on carers.
- 110 Nothing [to change]. Any health and wellbeing projects would honour the history of the site.
- 111 A hyperbaric oxygen centre and a community sauna. Both are excellent for health and well being
- 112 A continued therapeutic role for the place would be good. All of these things would potentially be good but I guess a needs assessment would be helpful.

- 113 no [change]
- 114 I would not change this. I fully support the proposed uses.
- 115 Actually this was the original vision for the site and should still have priority. The entire site could become an upgraded version of the original hospital, where recovery is supported by the natural environment. The Royal Infirmary at Little France may be more advanced and modern, but from a human perspective, it's a disastrous place to be when you are not well.
- 116 Most of the above fits in with the existing nature. I have concerns about a children's hospice as that would possibly require further restrictions or security to the site.
- 117 Sounds great!
- 118 If need is mapped relative to this use, and proved lacking then yes.
- 119 Add accessibility for the disabled at all levels. These should be designed to help with rehabilitation.
- 120 Facilities for people with disabilities and long-term conditions
- 121 I would [...] Occupational Therapy and Therapeutic Horticulture. I think this is so important to continue what the site was set up for and build on experience already there.
- 122 Keeping some of the wellbeing services would be great, but adding more buildings to accommodate research centre seems like overdeveloping site yet again.
- 123 An excellent site for all of these things. At least it would retain some of the original purpose of the site.
- 124 a sports facility (see above) could come under this category.

SUMMARY

A strong desire to see outdoor learning and recreational uses that are compatible with conservation of the site's natural green character.

Particular support for:

- A forest school (often linked to retention of the nursery).
- Natural play opportunities and spaces for young people
- Spaces and activities for teenagers

Swimming pool and bike trails attract a mixed response. Skateboarding and camping are widely regarded as inappropriate.

SEE ALSO

- 1: COMMUNITY HUB (page 6)
- 6: HEALTH, CARE & WELLBEING HUB (page 38)
- 8: NATURAL PLACES (page 50)
- 9: COMMUNITY GARDENING & FARMING (p.54)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Youth art. A graffiti wall. Outdoor sculpture garden with materials provided so constantly evolving.*
- 2 *A swimming pool would be great though expensive to run*
- 3 *Swimming pool for Community [+2]*
- 4 *Keep outdoor area wild and create a space for groups to meet and learn*
- 5 *Include nature friendly play park for nearby schools*
- 6 *A fitness trail!*
- 7 *Space suitable for outdoor concerts*
- 8 *No camping, no leisure pool, please keep open wild green space*
- 9 *Nature walks (guided), encouraging people (all ages) to get a sense of the importance of nature, children especially - engaging with nature*
- 10 *Don't over tidy the wild places. Wild and overgrown is the beauty.*
- 11 *Outdoor swimming pool. Outdoor performance space. Running and walking routes.*
- 12 *All year round Lido!*
- 13 *Opportunity to be an exemplar Forest School for local and South Edinburgh community*
- 14 *Adventure play park using natural materials. Bike trails are great in some ways but can easily cause erosion. Also bikers zooming around corners. Not brilliant for walkers. Needs very careful planning.*
- 15 *Forest school and outdoor nursery areas and local education activities e.g. history of AAH*
- 16 *A jogging track around the edges of the site*
- 17 *Green gyms and overall spaces for green health activity*
- 18 *Nature info, boards and play areas with emphasis on local wildlife e.g. foxes, badgers, birds, worms, etc*
- 19 *Nursery forest area for children*
- 20 *Small, free, multipurpose, basketball outdoor court*
- 21 *Don't close our nursery. Our kids love it and the green space!*
- 22 *Things that appeal to teenagers*

- 23 Leisure pool - expensive to maintain. Don't jeopardise less expensive leisure activities.
- 24 Big playground - kids would come from a wide area around, there's not much around Blackford but many families
- 25 Nursery runs nature school within grounds - this could be expanded
- 26 Youth covered meeting space
- 27 All the local schools use the site for nature schools. Create a forest school hub, including evening, clubs, holiday clubs et cetera
- 28 Spaces for teenagers, e.g. Make Space For Girls
- 29 Go to schools and tell children, the importance of nature
- 30 Classes for cyclists, similar to cycling proficiency
- 31 Great: leisure pool/Lido, forest school, nursery, no bike trails - attracts antisocial behaviour
- 32 Outdoor heated pool (if possible) - can then swim while viewing nature! [+1]
- 33 Places for teenagers to hang out
- 34 No skateboarding etc as it would spoil the whole concept
- 35 Climbing wall - saw one recently in the community setting, it was fantastic for all ages
- 36 Skate park wouldn't be across the whole site, but would encourage kids to be out in the fresh air, not on screens etc
- 37 Forest schools and playgroups with community café and public toilets
- 38 A playground including things for all ages - the one at Blackford is poor quality and rat infested, Meadows quite far
- 39 A football pitch for kids to play on. Less middle-class forest school nonsense.
- 40 Outdoor heated pool. No car parking, visit on foot.
- 41 Allowing for dog walkers
- 42 Guided walks to view, listed trees!
- 43 Children brought up in woods retain sympathetic for all life
- 44 Forest school, bike routes, no camping, playpark, guided tours including trees
- 45 Campsite – too much for the space, drop. Other things - agree, retain the forest area, improve access to forest and stream area.
- 46 Support access to nature for all age groups – this should be a focus of the whole – healthy, living, food, access to nature and well-being - that over profit
- 47 Adopting trees by local schools
- 48 Could the new primary school in Canaan Lane be given ground/access e.g. for forest schooling? I understand that it operates in a rather different way from other primary schools in Edinburgh and might take on such an opportunity. An organisation like Woodcraft Folk would probably be interested in a forest schooling area. Both forest schooling, and Woodcraft Folk have been very important in my family experience.
- 49 Please don't over engineer nature. The beauty of the space is that there are so many quiet natural areas for exploration. Children need spaces to be more "free range".
- 50 Curling/skating rink. And heated pool in summer. Iced for the winter.
- 51 Ask teenagers what they want and parents with children
- 52 A forest biking trail for young kids to encourage enjoyment of nature
- 53 Forest nursery, pathways, cycling routes and cycle classes, a community garden
- 54 Adventure activities yes, but some parts of grounds only, important part of the grounds is peace and quiet
- 55 Outdoor play good, but not camping

- 56 Omit skateboarding - noisy and dangerous.
- 57 Space is too small for camping, and Mortonhall not that far away. Would rather the space be left as it is, as is already used informally for outdoor play, forest school etc, why had more structures that need maintenance and expense(which would no doubt run out at some point)
- 58 Camping does not seem appropriate here, and I'm not sure there is space for a leisure pool
- 59 Don't want this. These sorts of activities are not conducive to the space.
- 60 Only forest school. The others will be too noisy it needs to kept to a tranquil place to go
- 61 Woodland adventure playground only insufficient space for other ideas.
Natural materials
- 62 I don't like the idea of bike trails or skateboarding parks
- 63 No [other comments] thank you.
- 64 I don't think this is necessary since all of those activities are done on Blackford Hill who is literally five minutes' walk away.
- 65 Not sure these are appropriate in what should be a residential area
- 66 Tree trail
- 67 no to skateboarding and no to camping
- 68 If there's a bike trail it could become tricky for walkers (e.g. like the canal towpath)
- 69 I'd be keen to have recreational activities however I wouldn't like to encourage antisocial behaviour and that any areas should feel safe for any and all young people.
- 70 Lido / outdoor swimming pool with associated sauna would be a fantastic addition. Sustainable energy for heating should be explored as part of renewable energy sources.
- 71 Not skateboarding. Bike trails need to be cycle paths only, or the paths will become dangerous for those walking. Elderly can't hear the bikes or boards until too late. Not a mountain bike trail. Forest school would be brilliant. I'd personally love a leisure pool but the costs don't justify it with Warrender so near. Adventure play, accessible on foot for young families. Make it accessible for disabled kids too.
- 72 I think the outdoor play part isn't as high a priority but a forest school that could be visited by schools across the city for workshops would be beneficial
- 73 Please keep Kidzcare nursery open, it's wonderful.
- 74 Designation of a specific area of the site for young people would be preferable- location would need thought to enable mixed usage of the site
- 75 I wouldn't have this at all.
- 76 Nothing [to change]. Just want to be mindful about how these different activities will impact on other uses of the space (e.g. preserving safety of wheelchair accessible paths, not bringing in too much car traffic to the space).
- 77 My children have done forest school in the Astley Ainslie and it has set them up for LIFE - please keep this going!
- 78 Leisure pool unnecessary with so much provision at Warrender baths and commonwealth pool. Risk it is supplied as part of the luxury housing amenity and then not a community asset. Outdoor play really well supported by the nursery on site, which is already neatly tucked into one corner of the area and doesn't need moved
- 79 Absolutely support.
- 80 Play and learning for nursery aged children. Including play park facilities suitable to younger children would help draw families into the park and pair well with any food and drink retail spaces to provide income

- 81 Add more forest school use in the site. Local forest schools could expand to cover this area and teach children about nature
- 82 RETAIN THE Kidzcare NURSERY (which already has forest school)! this should be the number 1 objective on this list. Doesn't need a pool, Warrander is already close and a good facility. Focus on the outdoor activities for children and adults.
- 83 Pool too expensive, skateboarding doesn't "fit" the surroundings!
- 84 This is also high after NHS uses
- 85 Forest school is a fantastic idea and builds on the experience that our children have had with the Kidzcare nursery, loving their forest school. Children need as much outdoor time as they can get and this site is a precious place to enable that.
- 86 Scope for wilderness trails in south of site
- 87 No skateboarding or pool.
- 88 No need for leisure pool, camping or skateboarding
- 89 Would love to see these kinds of things in this space. So many families would benefit from this, especially as it's away from traffic.
- 90 Not keen on having skateboard facilities but an adventure playground sounds good. (There is a good one in Battersea Park in London which could act as inspiration. Could add a little train as well to go round the site.
- 91 Make a designated area for camping, adventure play and skateboarding. Would welcome a swimming pool
- 92 I would emphasise the need to retain the rights of access to and through the site
- 93 Not enough space for that. Just keep it green and keep wild areas and trees. We don't need a pool/bike trails as the space is too small and it would take away the peace, quiet and sense of space and openness which is valued by the community. However, a space for young people is missing from our area, and something low key such as some basketball hoops would be great.
- 94 I'm not sure about the camping - who would use it? How would it be managed? Our kids love exploring all the secret places around the site and climbing the best trees - it would be such a shame to lose that
- 95 These sound like wonderful aspirations. I doubt that a leisure pool would be financially viable.
- 96 Not sure camping is needed with the Pentlands so close. Would also bring its own problems, rubbish and dedicated washing/toilet facilities etc would be needed.
- 97 Sculpture trail like Grizedale woods
- 98 Great use for the site. I would also like to see a primary school built on the site as there is good space for this and a primary school could link in with all the other plans for the site.
- 99 No camping, skateboarding. Impact to wildlife.
- 100 An outdoor pool would be great. An outdoor heated pool for public use would be amazing and fit in with the history of the place
- 101 See above re: linking this explicitly to health and prevention. In addition to the above, sports pitches should be considered.
- 102 I think camping could cause issues. Litter, noise, possible fires. Don't think it is a good idea. Others yes. A pool would be wonderful. Because of my disability an accessible pool with water heated to a higher temperature than current pools would be wonderful. Would be an asset to many people in wider area also.
- 103 Would need to be open to the public as well

- 104 *Intergenerational interaction. Oral history of prior outdoor activities... connecting generations. Tending community gardens as recreation.*
- 105 *Is there room for a campsite? How would this work and be managed? I think it could be a good idea (I prefer it over having a hotel). But would a commercial campsite in the centre of Edinburgh be viable?*
- 106 *Too much for a relatively small space. It would overwhelm the site*
- 107 *Wonderful. Really needed.*
- 108 *Would love increased provision of outdoor learning spaces. The Kidzcare nurseries provide vital childcare in this area*
- 109 *Forest school/ leisure pool/adventure play*
- 110 *Very similar to the above. Yes, and combined with the spaces for youth to have space to meet and hang out being involved in a healthy activities and learning opportunities. I believe as adults we are obliged to support our youngsters and provide opportunities for them to explore their interest and spark curiosity*
- 111 *Create a tree-top walk. NO skateboarding, bike trails or camping as these will ruin the habitat and peacefulness of the grounds.*
- 112 *Good to have children using the area*
- 113 *Community gardening*
- 114 *No further comment*
- 115 *Nothing as long as some provision is made for quiet/peaceful areas.*
- 116 *Small climbing wall? A bouldering wall.*
- 117 *It is such an incredible place and to utilise it for outdoor learning would be such a huge benefit to everyone in the area.*
- 118 *A 'wild' swimming place: a Natural outdoor swimming pool. A play park for teens. In Copenhagen they have an amazing play park that has equipment for teens and adults.*
- 119 *add table tennis table /basketball*
- 120 *It would be fine for people to cycle through the grounds, provided no motorcycles and no cars. Skateboarding and adventure play, I am not convinced about. Again, noise levels will increase. What's wrong with nature as it is?*
- 121 *No camping, bike trails, skateboarding ...this would change the peaceful feel of the site. The existing pool could be used for swim lessons or a membership pool for swimmers but not a general public leisure pool. Forest school and an adventure play park may enhance the site in the right location.*
- 122 *Sounds great!*
- 123 *I would add 'dog walking' to this proposed use. For the Astley Ainslie to continue to be a place where local people can freely and unrestrictedly walk their dogs*
- 124 *The forest school is a good idea. I don't think a leisure pool is needed - there are several in the area (Warrender, Commonwealth and Dalry)*
- 125 *Refer playable 'Homes' [?]*
- 126 *Pool should be heated & easily accessible for disabled; also opportunities for the retired & elderly, allotment space. Rehabilitation in water should be promoted for all age groups.*
- 127 *I think forest school could work but I'm not sure it is the right site for the other things. There are lots of places for these things elsewhere in Edinburgh.*
- 128 *No [changes]*
- 129 *john muir awards*
- 130 *My kids have really benefited from the forest school, and we'd strongly support any proposals that allow the continuation of these.*
- 131 *leisure pools are expensive to maintain and I would prioritise gym facilities for all ages*
- 132 *no [changes]*

- 133 Bike trails and skateboarding would cause to much havoc and noise. Not suitable for the serenity of the place. There are some new skateboarding parks opened elsewhere. No need to fit everything into the site.
- 134 Absolutely not. It is not a big enough site for this.
- 135 Outdoor plays and forest school facilities would be amazing for the community where young family can take kids to play at playgrounds. A playground for kids would be amazing so they don't need to always go to Morningside which is still a bit distance away.

SUMMARY

This category is the top priority for many people. Valuable characteristics of the site which are emphasised include:

- Natural environments, biodiversity and habitats, particularly valued in an urban setting.
- Specimen trees.
- Woodland areas.
- Open lawn areas.

Many people note that the value of the site's natural areas includes benefits felt beyond the local community, such as being part of a network of wildlife corridors across the south side of the city, and climate change benefits due to carbon uptake.

Opening up culverted watercourses, having more water such as ponds, and increasing habitats and wildlife corridors are common aspirations.

SEE ALSO

- 7: OUTDOOR LEARNING & RECREATION (p.44)
9: COMMUNITY GARDENING & FARMING (p.54)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Do keep the trees where possible. They are beautiful, old and unless unsafe, contribute so much to the area and habitat.*
- 2 *Wildlife corridor around boundary wall for mammals and birds, very overgrown, but runs along from nursery/Oswald Road wall to South Oswald Road area*
- 3 *New buildings, cooperatively owned - are self-heated by glass = ecoinsulated etc. For all to use.*
- 4 *Need to protect the ancient trees. They are the bones of the site - sympathetic maintenance program needs to be budgeted for, whatever development happens around them.*
- 5 *Let's do something like community gardens. Encourage children to grow food/plants and somewhere to sit and rest away from the bustle of life.*
- 6 *Swift boxes on all buildings which are suitable, they cause no mess*
- 7 *Support the wildlife through increasing habitat*
- 8 *Yes, release the streams*
- 9 *Keep the trees and maintain the amazing green spaces*
- 10 *How can we ensure that species which are being supported on the site meet strategic needs of the city as identified in the LBAP/vision for nature?*
- 11 *Open up the streams*
- 12 *Planting for wildlife*
- 13 *Some areas dog free and all dog owners to take away their dog's shit and dispose of at homes*
- 14 *Natural playground and learningscape for children*
- 15 *Make more of hidden woodland areas - add paths, wildflowers, bridges*
- 16 *All the trees are special, important for carbon capture*
- 17 *Hedgehog gates for all fences and walls to allow them to use natural walkways*
- 18 *Swift boxes/bricks incorporated in new buildings*
- 19 *Keep all the trees, whatever you do with the hospital*

- 20 Pond, with running water perhaps
- 21 Do not cut down the established trees
- 22 Keep the Cedar, Redwood and Scots Pine trees
- 23 We love the lawns - it's like a park, sledging in the winter
- 24 Respect biodiversity and its contribution to climate resilience
- 25 In urban areas trees and large bushes outgrown the space and need control and canopy reduction
- 26 Community garden sounds good, but is there a community? Local people have gardens. Beehives, yes.
- 27 Keep as much wild space as possible for peace in the city.
- 28 Release the stream. Conserve the woodland.
- 29 Protect and nurture the trees.
- 30 Addition of more streams, ponds and water would be a great boost for biodiversity in the area
- 31 Keep as much possible, wild space for wildlife
- 32 Bird boxes, and a bird hide with pond
- 33 Creating safe places and maintaining natural land for the local wildlife when building houses
- 34 Botanical education for native species
- 35 Preserve natural space and "park-like setting" with easy access and priorities for pedestrians
- 36 Developers so often find ways to sell/remove "heritage trees" that are "unsafe"
- 37 Modern/future transport for goods and people will require drone/helicopter landing site
- 38 Release stream
- 39 Streams a great idea
- 40 Do not chop trees, Edinburgh, desperately need them
- 41 Community allotment and a market for the produce. Develop links with the Midmar allotments.
- 42 Protect the trees! Develop wild areas, but keep the lovely open grass areas too
- 43 Botanic garden
- 44 Pond
- 45 Ways to enable kids to garden/farm
- 46 Use eDNA environmental DNA to track and maintain healthy, biodiversity - naturemetrics.co.uk
- 47 Green space for all where nature is encouraged to thrive
- 48 More ponds. Playground (natural). Keep it wild. Remove invasive species.
- 49 Release streams for the benefit of plant and wildlife
- 50 Forest and adventure playground for children in keeping with site
- 51 I agree with notice on the right, there should be no new buildings
- 52 Consider reuse of all existing buildings - for ecological/energy-saving reasons, consider a retirement village (seriously lack of these in Edinburgh)
- 53 Trees are very important – especially northern half with bigger specimen trees
- 54 Very important for walkers of well-behaved dogs
- 55 Agree in principle, but recognise difficult to manage conflicts
- 56 Lots of area to be left as is - protected trees and planting
- 57 No buildings any higher than the current listed buildings. Build within the footprint of any demolished.
- 58 Keep all the trees [+1]
- 59 Preserve a good habitat for owls
- 60 In relation to wilderness areas, it is important to eliminate any invasive species e.g. grey squirrel
- 61 Woodland management of wild areas as some lovely trees, overgrown. Could be community project.

- 62 *Don't destroy the sense of space - don't clutter the site with too much development [+1]*
- 63 *Trees are already becoming dangerous in some parts. A maintenance plan needs to be considered, especially now estates are closing.*
- 64 *Woodburn House - trees maintained as a nature reserve*
- 65 *All significant trees should be retained, e.g. sweet chestnut, cedar, Dawn Redwood*
- 66 *Even more important to enhance wildlife habitats*
- 67 *Royal Botanical Gardens to survey, manage and improve the site*
- 68 *Retain the trees. Have dedicated [...] area and wildlife area.*
- 69 *Retain the woodland for children. Also upgrading them with play areas and making them more accessible.*
- 70 *Top priority for me! Loved the wildflower meadows this summer.*
- 71 *Definitely*
- 72 *more wild meadows*
- 73 *Nothing [to change]*
- 74 *Yes please*
- 75 *Yeah*
- 76 *Please keep the grounds public*
- 77 *All sound sensible*
- 78 *keeping as much existing green spaces possible, working with RBG to protect what is there already and carefully introduce any new elements*
- 79 *Prioritise nature wherever possible. That is the main value and draw of the site*
- 80 *Not sure releasing stream is sensible with the old culvert buried and inaccessible, it risks flooding elsewhere? Concerns with the Jordan burn and flooding*
- 81 *No [changes]*
- 82 *Nothing [to change]*
- 83 *nothing [to change], this feels absolutely essential too*
- 84 *Enhancing wildlife and habitats is a good idea, the area will already connect to Blackford hill*
- 85 *Absolutely support.*
- 86 *Maintain as much as possible as is*
- 87 *Agree*
- 88 *Think this is really good idea*
- 89 *Nothing [to change]*
- 90 *nothing [to change] let's keep the nature and look after it.*
- 91 *Nothing [to change]*
- 92 *Could we ensure even stronger protections for the natural habitat of the area*
- 93 *I have seen badgers in the AA grounds and woodpeckers and regularly gear owls at night. Plus there are foxes and other wildlife. Would like to see their habitats prioritised*
- 94 *Natural places is the single biggest priority that should guide decision making. Biodiversity is already shamefully low in the UK and Edinburgh has committed to climate action. This is a precious, irreplaceable place in the heart of Edinburgh that is essential for thousands of creatures that live there. The more that we can enhance habitats for wildlife, the better.*
- 95 *This would be a priority for me. The wilderness areas and the stream are very poorly managed*
- 96 *Nothing [to change], retain as much greenery and wildlife as possible. Use green space outside Woodburn House for a kids' playground*
- 97 *Maximise Green space. Do not reduce the green space, build on current sites. Replant wild trees. Introduce native animals and wildlife*
- 98 *Enhancing wildlife is really important to us as a family. Addition of water somewhere would be lovely!*
- 99 *I'd focus on the arboretum over any changes to the drainage of the site, unless they incorporate SUDS.*

- 100 Public greenhouse for plant growing and exchange
- 101 I fully support the use of the site for nature.
- 102 Very important to keep this
- 103 Absolutely support all of that. The trees in the grounds are unique and wonderful.
- 104 Catchment care- the water catchment and what we allow to drain into it. Rain gardens, sustainable urban drainage and water reuse. Happy to discuss, this is my profession
- 105 Love this idea
- 106 What streams would be released? There are no streams in the site
- 107 This is a unique opportunity to create a world class public park with facilities right in the centre of Edinburgh - we should fully embrace this opportunity and not build it up with more houses.
- 108 Love the vision. No [changes]
- 109 No change
- 110 Again - addition to wellbeing
- 111 Create a large pond. Create birdwatching hide/s. Consider RSPB involvement/ funding?
- 112 I feel this is the really important one as the Astley Ainslie provides one of the few wild areas in the city
- 113 No further action
- 114 Nothing [to change]
- 115 No change
- 116 My family absolutely love spending time in nature and would be so happy for something like this to be available
- 117 as little as possible, sounds great
- 118 plant hedgerows as grouped copses, planting dense bushes such as flowering wild rose, blackthorn, hawthorn, elder, rowan to encourage bird and insect life plus biodiversity
- 119 All good
- 120 Yes please this would enhance a beautiful site
- 121 Sounds great!
- 122 I would not change this, I fully support the proposed uses
- 123 The Jordan Burn is a very sad stream and needs a lot of work. It could be a lovely spot but I don't think the owners of houses on the southern bank would be too happy about the disturbance
- 124 Refer playable 'Homes' [?]
- 125 Encourage community management & maintenance or Greenspace. Not sure what is meant by "release the streams" - expand or clarify.
- 126 Nothing o change]. Just think they are really exciting! There is already a fair amount of wildlife - I have seen deer there so it would be interested to see what else could be encouraged.
- 127 No [changes]
- 128 Great ideas. Love them all.
- 129 This exists to a large extent already. This could all be included in a therapeutic setting.
- 130 very important
- 131 no [changes]

SUMMARY

Strong support for the community gardening and community orchard ideas suggested in 2019, plus new ideas of a community wildflower garden and sensory garden.

Although collective community gardening is widely supported, there is general resistance to allotments as an individual activity which would result in areas of the site being closed to the public.

Forestry is regarded by some as inappropriate for the site, but fewer comments on woodland management, horticulture, physic garden, foraging and beekeeping uses proposed in 2019.

The site's trees are highly valued.

SEE ALSO

- 6: HEALTH, CARE & WELLBEING HUB (page 38)
- 7: OUTDOOR LEARNING & RECREATION (p.44)
- 8: NATURAL PLACES (page 50)

TRANSCRIPTIONS

What would you change, if anything, from the 2019 vision?

- 1 *Maintain orchards. Community garden. A sensory garden. A coffee shop with outdoor tables for community groups e.g. dementia cafe. Open door sessions for lovely people.*
- 2 *Community farm shop - veg etc from allotments*
- 3 *Convert building for men shed*
- 4 *Community garden*
- 5 *Nursery*
- 6 *Minibuses to help disabled/elderly get out and about*
- 7 *Maintain the pet cemetery and all the wonderful plant*
- 8 *They are burns not streams! And have been for centuries*
- 9 *The Cyrenians' garden at the Royal Edinburgh is a brilliant example of a community garden and can this be replicated? With a team of volunteers to tend to it.*
- 10 *Community centre*
- 11 *Be careful not to create an entirely separate community, taking trade/sense of community from High Street(s)*
- 12 *No cars! No bikes! Keep all the trees! It is in an important habitat for urban wildlife and should be kept that way. Lots of bluebells grow there and should be protected! Forest school is a great idea.*
- 13 *Community gardening aimed at getting kids involved in something they see on the way to school? Drop-in sessions at the end of the school day.*
- 14 *Social and volunteer gardening for mental well-being and for local school children*
- 15 *Restricted car spaces – cars to be parked at end of street rather than outside every house. Call clubs. Bicycles.*
- 16 *500 houses seems a lot. All trees to be kept.*
- 17 *A lot of shrubbery/trees needs to be pruned/failed to allow rarer/healthy specimens to thrive.*

- 18 Allotments
- 19 Keep all the trees!
- 20 Accessible allotments, e.g. Bridgend farm
- 21 Art, community gardening, and pets
- 22 Community Orchard
- 23 Extend and rebuild nursery – we are desperate for nursery places
- 24 Allotments are not appropriate as they are for individuals. A community garden is much more appropriate.
- 25 Community shop to sell, produce from garden and reinvest in the grounds
- 26 Forest nursery
- 27 Community Orchard, which volunteers could plant and maintain. Possible help from people with knowledge of tree varieties and care.
- 28 Padel courts
- 29 Community garden, great idea
- 30 Community garden/orchard, outdoor theatre, space, nature hub for schools, quiet, space
- 31 Not individual allotments – community garden/allotments to encourage kids, allow retired to contribute
- 32 Allotments and all other enterprises that support access to healthy food
- 33 Public gardening space and lots
- 34 Community garden - herbs and other food to grow
- 35 "Growing Together" allotments for community groups, rather than individuals – with an emphasis on tackling loneliness and exclusion
- 36 Keep the trees!
- 37 Orchards with heritage varieties. Bees for pollination and be conservation. [+1]
- 38 Mending workshop, tools, advice
- 39 Yes to all suggestions from 2019, except possibly forestry. What is envisioned by forestry?
- 40 Keep the orchard and damson tree!
- 41 Allotments and orchards are important in the city
- 42 Keep all old stone built buildings, protect trees, allotments, no to camping, yes to walking and cycling
- 43 Outdoor music, events, outdoor cinema, outdoor stages, for events, and plays
- 44 Jam making
- 45 Community sharing of surplus produce
- 46 Landscaping important to make it attractive for walkers
- 47 Herb garden
- 48 Garden centre, selling locally grown plants
- 49 Rehabilitation centre, mindfulness, yoghurt, etc
- 50 Drop allotments, not in spirit of shared community areas. Not commercial forestry. Other points, yes, provided access open.
- 51 Community garden, wildflower gardens, orchard
- 52 Rent space for beekeeping, sell honey for funds
- 53 Something similar to Jock Tamson's community garden at Duddingston, perhaps
- 54 No allotment as it takes public space. All green space needs to be open for all.
- 55 Garden for disabled people like Hospitalfield in Arbroath, and sell produce
- 56 Community garden
- 57 Keep Friends path, trees, and orchards for walks and well-being
- 58 Focus on people and garden. Don't restrict green space.
- 59 Minimal car access! Keep it green and open to all. Apple trees are great!
- 60 Yes to allotments
- 61 Some of the buildings would likely make good men's shed; skill exchange, repair shops

- 62 Wildflower spaces-yes please. They have been beautiful this year.
- 63 Orchards, physic garden, etc. How will this be paid for?
- 64 Off-road route for cycle rides
- 65 There should be no motorised private through traffic [+1]
- 66 Beautiful crafted waterpark with gardens, Springs (Stamford, Burghley Park)
- 67 Opportunity to fulfil legacy through physic Gardens, grow to plate initiatives, promotion of seasonality
- 68 Community gardens space should look to partner with existing organisations like Edible Estates and include training/development/apprenticeship opportunities
- 69 Protect trees, volunteer workshops (DIY)
- 70 Main vehicle access points to site should be from North, not Canaan Lane. For priority to save school access and cycle route on Canaan Lane.
- 71 Keep trees
- 72 Education and training on growing domestic garden produce
- 73 Agree with the listed items, but ensure are through walkways, wider green spaces, trees for seating with views, orchard is very good idea
- 74 Thank you! Access pathways around and through the site. Not like South Oswald Road development "no pedestrian access/private" etc which is designed to exclude access/thoroughfare.
- 75 Community cafe
- 76 Community gardens and allotments for the new community and locals
- 77 Lots of areas that would make excellent community gardens, especially allotments
- 78 Individual allotments
- 79 No cars, no bikes, leave the trees and the rhododendrons
- 80 Preserve green space and encourage active travel, limit cars as far as possible
- 81 Love the idea of a physic/community garden. Also a sensory garden: herbs, sweet-smelling etc to go with the original aims of the AA.
- 82 All, mending tools, workshops, allotments - please include teenagers
- 83 Yes to all ideas from 2019, except forestry (with exception of fallen trees)
- 84 Maintenance of woodland paths, minimal traffic, benches, wheelchair accessible parts
- 85 Green spaces need to be kept as much as possible
- 86 Affordable workshops and artists' studios
- 87 Must be no development that involves vehicle access via Cluny Place. It's too narrow and unsuited for more traffic.
- 88 Maybe not allotments as that could impact on available open green space for all to roam, and the other listed activities.
- 89 Allotments are for individual use therefore inappropriate, but a community garden would fit the aims for the site
- 90 Are you kidding?
- 91 Jock Tamson's Garden at Duddingston could be a good example of what can be done. Lovely seated areas to rest. Community groups given plots. Selling produce.
- 92 Top priority for me!
- 93 No bee keeping, just bee loving plants
- 94 All good
- 95 Community garden & orchards only
- 96 No [changes] thank you.
- 97 Nothing [to change]
- 98 These would be new additions to the site and as such should be excluded
- 99 Community garden

- 100 focus on the community orchard rather than the allotments; community beekeeping sounds great
- 101 Again, if there are allotments does that then make that part of the site inaccessible to the public? (e.g. Midmar allotments have a locked gate)
- 102 Beekeeping great. Forestry -not commercial. Allotments restrict the area for just a few people. Community orchards or allotments much better. Need to travel by bike or disabled use only. Allotments and forestry would not be in keeping with community use.
- 103 Maybe focus it around more how to start up your own gardening and farming in your own greens spaces, rather than just hosting the items above. When you teach someone how to fish, it goes a lot further than just handing them a fishing net. You get me? 😊
- 104 Nothing except be realistic about how much space will be available
- 105 This will benefit only a small group of people.
- 106 Nothing [to change], a good ambition I think and one that honours the potential of the space currently
- 107 Is the Kidzcare nursery included in this? If not it should be included somewhere.
- 108 Allotments not a priority vs other uses. Big risk plans priorities are too diffuse. Small apple orchard already in place needs reviving, could a great setting for city-wide educational visits. Similarly, properly managing the trees would be a great starting point for biology field trips.
- 109 Absolutely support.
- 110 Allotments would detract from the area. I don't understand 'forestry' - maintain the trees that are there, don't start chopping them down...
- 111 Community garden sounds positive. Preserve green space as much as possible.
- 112 I think this would really bring up the community spirit
- 113 Community gardening would go very nicely with the priority to preserve and celebrate natural spaces, and would bring more people in contact with nature. I think this is a very good idea.
- 114 Remove allotments.
- 115 A community garden where everyone can work and share in the produce
- 116 I like all of these suggestions. As I said earlier, would like to see a proper kitchen garden.
- 117 I would like to add community garden to the list.
- 118 Allotments are in heavy demand so AA site might reduce waiting lists. Use produce to sell at local AA market every week
- 119 Nothing [to change]
- 120 Nothing [to change], any of these would be great!!!!
- 121 Orchard to be maintained
- 122 I love the site being used for this. Gardening and farming would be very good for people's health and also community engagement.
- 123 A public orchard and a physics garden would be lovely and fit in with the history and nature of the place
- 124 Local use of grown food. Indigenous wisdom and traditional remedies. Supplying local shops, cafes, minimising food miles, planetary health diet
- 125 No [changes]
- 126 I would love for the 'secret garden' (which currently has the smashed greenhouses and is very overgrown) to be restored and used as a community garden. I am not convinced that there would be space for allotment though, especially alongside all of the other proposed housing and uses?
- 127 no [changes]
- 128 important

- 129 Too much! It would overwhelm the space and remove much of it from public use
- 130 No [changes], would love an allotment
- 131 Increased provision of these area
- 132 Physio/OT garden
- 133 That can go under outdoor learning, green spaces and community activities
- 134 Create a meadow. Grow flax.
- 135 Definitely need more allotments as so many are on waiting list
- 136 No further comment agree with the proposal
- 137 I'm not particularly enthusiastic about uses including public activities/hobbies. Ensuring the area provides a retreat from urban life is my priority.
- 138 No change
- 139 This would also be an amazing use of the space.
- 140 A regenerative forest agriculture area
- 141 Not sure about allotments, but communally managed spaces are good.

- 142 opportunities for schools and community groups to grow food would be valuable. Balerno has / had some community beehives which might be an interesting example.
- 143 add wildflower meadows/areas plus dense shrub planting
- 144 Yes this would be in keeping with the ethos.
- 145 Sounds great!
- 146 I would not change this, I fully support the proposed uses
- 147 More allotments are good, but where are all these different suggestions going to fit in. Allotments need open space of which there is little in AA. Any of it will be used for housing and other infrastructure
- 148 Always a good way to socialise.
- 149 See above - promote community management & maintenance - expand on health & wellbeing links
- 150 Great ideas. That would help healing through nature.
- 151 community gardening linked to a community cafe/arts centre on site

- 152 No [changes] but you'd maybe need to narrow it down. You could mix the community gardening with allotments and have group allotments like they do at Lauriston.
- 153 No [changes]
- 154 No - these features exist elsewhere.

SUMMARY

Many comments reiterate points covered in the summaries for individual use categories.

The need to retain the Kidzcare nursery is an additional point made by many; it provides an important service for working families in the area with little alternative provision.

Other additional points made by more than one person:

- Communicate history of site and preserve old artefacts, like old stones, plaques and boundary walls.
- Public transport to the site.
- Poor drainage on the site and its negative impacts on lower lying residential areas to the south.
- Impact of construction on already poor drainage, especially to the south.
- Questions over deliverability and viability of the many excellent ideas.
- Suggestion of a dog park.

TRANSCRIPTIONS

- 1 *Make the whole area, a traffic free zone and robot taxis (free) going to and from the local mobility hub*
- 2 *Please do not include a hotel. It's unnecessary and destructive. In addition, I don't think 500 houses is viable. Keep as much greenspace as possible and please don't give into the cycling lobby as walking anywhere in Edinburgh is becoming more and more difficult. Keep pedestrian only routes and have barriers or other means to enforce this. Obviously make the area car free.*
- 3 *Please please (build new) consider the drainage and sewage implications. Cluny Place and Egypt Mews are flood risks and currently all the excess flooding/water ends up in Egypt Mews! So any "building" has to have a new sustainable drainage system.*
- 4 *Housing could be provided by repurposing existing buildings? History on the site must be preserved, e.g. all the old walls and chapels and the burn.*
- 5 *Rethink bus routes to the perimeter of the area.*
- 6 *Preserve or make sure they are preserved by someone the stone carvings by Maxwell Allan near the school building in the alphabet stone of the bird bath. (Maxwell Allan was Scotland's foremost letter cutter: he also did much of the carving of our Lady of the Isles on South Uist, by Hugh Lorimer, among many other projects*
- 7 *Ideal garden for a hospice in keeping with previous philosophy*
- 8 *There will be an increased need for private nursery provision in the area – a new build purpose-built nursery in addition to Kidzcare will be needed.*
- 9 *The area should be completely accessible. Potentially sensory garden?*
- 10 *Outdoor art classes for adults and kids*
- 11 *Nursery provision must be kept! Any development must be car free with developers' contributions kept for local investment*
- 12 *Too many properties owned by NHS and council have gone to developers for expensive housing – the AAH could be a new opportunity for the people of Edinburgh for affordable homes*

- 13 *There are many many young families in the area, including many travelling through for school. They will be underrepresented - I see mostly grey heads here today and parents are obviously busy. Please ensure these people are strongly considered! [seconded by two people]*
- 14 *The site should not be sold at all, was left for the people of the city, people who are ill need space and privacy and green space to heal.*
- 15 *Materials and design for new buildings should be sympathetic to site*
- 16 *There is an iconic view of the pavilions from Blackford Hill and the braids, it would be good to preserve this*
- 17 *mental health and well-being centre*
- 18 *Do not close community infrastructure already there, e.g. nursery and GP practice*
- 19 *Preserve the stones from the Trinity Apse Church, which are mounted in a wall in the grounds*
- 20 *Community hub in the style of the Hingabootery Café in Leith, expanded to a croft – see earth-in-common*
- 21 *Fenced off dog park. For young dogs, or older, disabled people to allow dogs off lead in secure environment. Unmet need locally.*
- 22 *Demolish the tired, more modern building. Refurbished the listed and all the buildings. Housing association involvement. Preserve trees and Parkland areas. Low rise, low-density development. Shattered old peoples housing. Will crafts, workshops be economic sustainable? Is there a real demand that can afford commercial wrench to make the project financially sustainable? A large overall development and financially challenging, therefore, concentrate on housing as there is a large demand.*
- 23 *All the historic features of the site (e.g. the old dividing walls) should be enhanced and clearly interpreted.*
- 24 *Declare entire site and eco-quarter (will address many of the issues, flagged elsewhere)*
- 25 *Woodburn house and grounds as a hospice [one person has added: agreed!]*
- 26 *If homes to be built, makes them in keeping with aesthetic in area [one person has added: yes!]*
- 27 *Keep trees! No trees or housing please! We need green spaces for public use and local community to enjoy. :-)*
- 28 *Old buildings. EFI is open to everyone and there is a flexible space. I think starts from that premise... [+1]*
- 29 *AA is the perfect location for rehabilitation, also a hospice as the gardens and open spaces are so therapeutic and views of hills from East and West pavilions are iconic!*
- 30 *Instead of building houses, accommodation for the elderly would be a good use of space. Nursing/care homes are closing and accommodation for elderly to retire or downsize.*
- 31 *In the end, everything comes down to financial viability as awful as this is we need to find a way to use this to our advantage. All the options here are excellent! But some kind of report/stats that show e.g. rehab in these natural surroundings, access to nature, will save £ and improve health and knowledge in all its forms in the community.*
- 32 *Listed buildings are poorly maintained and at risk including gates*
- 33 *Consider provision of a health and well-being facility - gym, swimming pool*
- 34 *Lots of hidden poverty in this seemingly affluent area. Green space is very important, especially to those living in 10 minutes with outback greens. AA provides community fresh air and wildness right in the city can easily be combined with services present.*

- 35 *I am terrified of the construction phase. My daughter attends nursery within the grounds. We need to cycle there or I cannot get to work or pick up on time. If cycle routes are shut I will have to give up work. Alternative nursery, not possible.*
- 36 *If any sort of social accommodation is built, please ensure a nearby health and social care community centre is also available. Many times people with complex needs our house, but without ongoing support which may potentially lead to antisocial behaviours, isolation, and disconnect from the rest of the community [+1]*
- 37 *A nice, peaceful hospice, providing help, love and employment. Affordable, toddler groups and a lovely well-run café. Bees.*
- 38 *Retain open areas for public access which is important for mental health*
- 39 *Closing a nursery in operation for 20+ years – hurting hundreds of families and peoples employment! Save our nursery!*
- 40 *The nursery closing would force me to leave work. There is nowhere else my daughter would go due to lack of spaces! [one person has added a tick]*
- 41 *500 houses is a hugely excessive number for the area [two people have added that they agree]*
- 42 *The closure of Kidzcare, nursery would be devastating – as women tend to be lower earners, especially mothers it would force many mothers out of work. New Canaan Lane nursery not applicable as childcare needed from when maternity leave ends.*
- 43 *When we see what the old Royal Infirmary has transformed into, it proves that the 21st-century can be achieved in*
- 44 *Drainage on the site is clearly a problem – should take the opportunity to building as many SUDS initiatives as possible and really limit any tarmac to a minimum.*
- 45 *This could be an opportunity of housing on the model of some other European countries designed to be intergenerational, incorporating elderly care and young families and others, with a hub for the community incorporated in the green space.*
- 46 *Open spaces are much used by local community and should not all be erased*
- 47 *I'm concerned that the gradual exit of the site by NHS will lead to an ad hoc approach to development. We need to ensure the council buys into the vision and it doesn't just sell off areas to Cala homes etc.*
- 48 *Outdoor sauna/plunge pool*
- 49 *Yoga centre*
- 50 *Accessible WC and baby changing*
- 51 *There are many families in this area who do not have access to green space, even though it is thought of as an affluent area, many also struggle financially and AA is a brilliant place to play*
- 52 *Keep the nursery safe and consider a new after-school club facility please*
- 53 *The spirit of the original bequest by David Ainslie must be respected, i.e. for health and convalescence. Therefore housing development does not seem appropriate.*
- 54 *Memorial stone/plaque for this*
- 55 *A mound on the left where bodies from the Black Death are buried*
- 56 *Don't try to do too much – hard to maintain financially*
- 57 *A community café in the style of the Pavilion in the Meadows*
- 58 *More bins! (Less litter)*
- 59 *Over-manicuring takes away from therapeutic wild space*
- 60 *Remove all dilapidated buildings, replace with modern hospital wings, and use the place as a convalescent hospital. Why not?*

61 *I am writing regarding your Local Place Plan consultancy which I saw at Fairmilehead Community Council this week. As I am unable to attend tomorrow's event, I am writing to introduce myself and my campaign for dog parks in Edinburgh which would preserve greenspaces and feel that the Astley Ainslie estate would be an ideal location for this service. I have mentioned my proposal to various councillors including Councillor Marie-Clair Munro previously. I attended Morningside Community Council last year where I spoke about this suggestion. My idea is to implement safe and secure public and private dog parks in south Edinburgh, preferably on public or private land such as green spaces. I have a list and map of over 20 locations including Astley Ainslie to consider which may be suitable for such a project whereby the public could hire a secure dog park in which to exercise their dogs. Even one location is ideal as dogs parks are hugely successful as a business venture and there is only one currently in north Edinburgh, the rest such as Unleashed being outside the city. I believe the future will see more restriction to dogs' freedom, such as being on leash made compulsory, therefore dog parks will be*

essential for dogs and their owners and a required resource such as those already established in other countries in Europe and the US. [personal content redacted] I believe Astley Ainslie grounds as a dog park would have many benefits for the community. Please do get in touch if this idea is something you would like to discuss further. Many thanks. Kind regards

62 *In general I would like there to be some quiet, contemplative areas with nature around them for people to rest and that they should be protected from noisy activities.*

63 *Communicate about the history of the site. Thought needs to be given about access by public transport. Not good at present for those with limited mobility. Transport.*

64 *Sounds great!*

65 *I would suggest that any proposal also has suggestions regarding vehicular access and egress from the site, this can be very contentious and although residential parking is now limited consideration should be given to delivery vans and waste vehicles*

66 *There is ample space to build beautiful homes and renovate the existing buildings while maintaining the green space.*

67 *The Astley Ainslie must be kept as a green space.*

68 *Just a note to say you have not mentioned that the Hermitage Medical Practice moved onto the site in May 2025. Patients have been told that this is a permanent move not a temporary one. The site is still an NHS site so that even if in-patient services have stopped it is not being abandoned by the NHS; this another reason why they should consider moving the Edinburgh Cancer Centre there. Based on my personal experience I would say that there seems to be a very limited amount of new physical space available on the WGH site for the rapidly increasing numbers of cancer patients being treated there.*

69 *As part of proposals will it include vehicle access to the grounds of the AAH just how will this be achieved, particularly from the Canaan Lane entrance which is currently on a Safe Route.*

70 *Approaching local schools and nurseries and encourage the children to befriend a tree*

71 *make it no car zone - and offer a dog free zones, a green space where people can sit on the ground and children can play*

- 72 As an NHS volunteer on the site, local resident and pre-med, I think the preservation of the trees and architecture is paramount, from both the perspective of the history and biodiversity inherent to it. I fear the development of housing will be antagonistic to this and the target of 500 homes seems untenable in relation to the intention of quality, heritage, nature and cultural substance of the area. I think that it should be kept and maintained as a green space, as this has so long been the enrichment of the city. Utilising each building that stands today as a facility for education of relating to skills for public learning or some relation to Ainslie's intentions as a benefactor or to medical history would all seem appropriate. I think gardens are appropriate to the prior role of the area as an estate and would be conducive to biodiversity and as a therapeutic effect for anyone who spends time there.
- 73 We shouldn't neglect existing businesses that already act as a community hub and promoter health and wellbeing that are already on the site.
- 74 Lido and outdoor swimming pool with sauna and leisure uses needed as Edinburgh lacks this near the city.

- 75 Housing density needs to be low otherwise traffic will increase. Focus on older people, rehab, disabled people housing needs and the therapeutic space around, usable for all. It is not appropriate to mix with homeless accommodation.
- 76 Save kidzcare nursery! Without it loads of mothers will be forced out of work.
- 77 Yes, I can't see any mention of the existing Kidzcare nursery which is a vital service for local families and a core part of the current Astley Ainslie community. It should either be explicitly included in one of the nine categories or added as an additional tenth category.
- 78 Please please please keep Kidzcare nursery within the grounds. They are an exceptional team in a city where childcare is already very scarce, and the grounds provide an incredible and safe location to give outdoor learning experiences for little tots. I've got my 3rd child currently attending and they have been an exceptional childcare provider over the last 10 years and are worth protecting - staff are involved in ownership which is unusual and creates wonderful care! Thanks
- 79 As mentioned above please keep Kidzcare nursery open. It's a wonderful nursery with caring and brilliant staff.
- 80 Maintain the nursery and existing uses for the property. Restore buildings when able, or build consistent with the land and character. Focus on maintaining the original intention of open nature, gardens, places for youth and community growth.
- 81 The KidzCare nursery at the site provides excellent childcare and is respectful of the site. The children use the woods for nature school and do litter picking. As a family we use the grounds at weekends and are proud to live nearby and enjoy the site
- 82 NURSERY NURSERY NURSERY - It's really sad that Kidzcare doesn't feature front and centre of this plan - and without plans for the nursery it's hard to get behind this plan
- 83 Public transport nearby would be lovely but I know this failed when a hospital!
- 84 Please do NOT build 500 homes on this site! This is a precious site that we love, and that has nurtured us and our family, for many years. We love it and want to protect it.
- 85 Can we be sure car traffic and parking (which will increase dramatically if housing, etc is included) is kept to a minimum
- 86 Would like a book swap spot somewhere on the site.

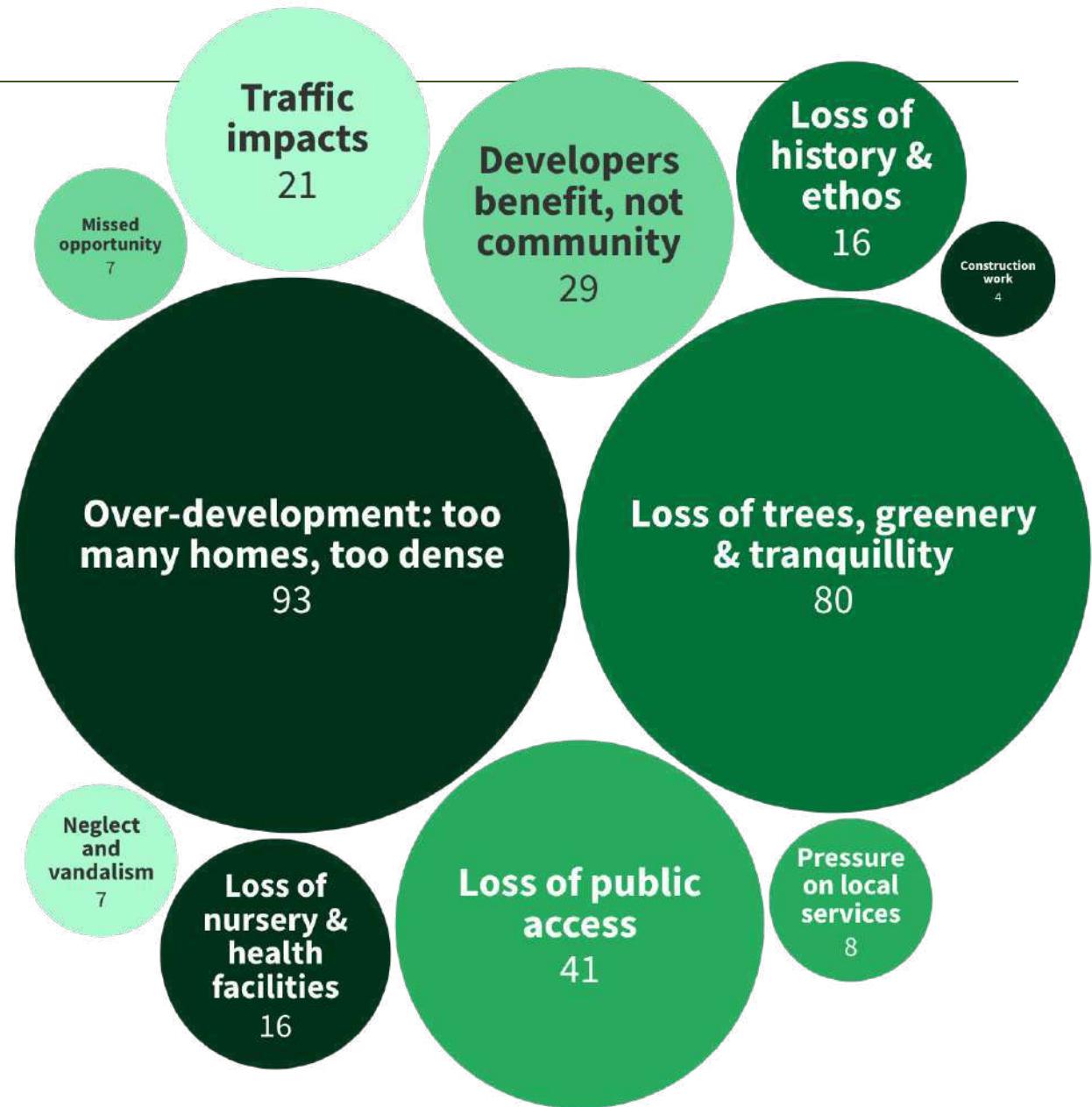
- 87 Let's shape it as a forward looking space where all can find their place
- 88 Please make it mixed use whatever happens. We don't need another housing estate with hundreds of people and no sense of life or community. Keep cars out of the plan.
- 89 Please keep the nursery
- 90 Storage space for sports kit
- 91 I'd support a local buyout of the land to retain it as open space.
- 92 Important to keep the feel of the place, the history. It should provide an asset to the community but also remain a peaceful place
- 93 Leave it as it is, a beautiful green space to enjoy and relax in
- 94 Thank you for all the hard work that has gone into this 🤝 it is listened too.
- 95 Small heritage farm for rare breeds: hens, geese, pigs, sheep/goat, beef and Shire horse/s for living museum.
- 96 This all sounds amazing. Thank you for creating such an inspiring vision!
- 97 I think the ideas all sound great
- 98 Silent spaces. Meditation spaces. Non-denominational spiritual/prayer spaces.
- 99 There are lots of great ideas but I have a concern about transport and the number of cars that may want to come to the site, especially with the new homes being built. Wider planning for public transport to the site and infrastructure to enable active transport is really key.
- 100 What happens to the spaces which are not owned /maintained by private owners --who will look after common use areas etc. How will historic structures be maintained--i.e. the north entrance gates and two lodges require attention now before they fall to bits. A stronger green route to Bruntsfield Links should be proposed-- i.e. street tree planting and better delineated pedestrian/car areas on the present well used route from Astley Ainslie up Whitehouse Loan. The crossing should be a wide raised crossing with lights
- 101 A Morningside Sports Village (see Aberdeen model minus the swim centre)
- 102 Some of the buildings on the site should be conserved & could be adapted for sheltered or similar housing
- 103 Outdoor natural swimming pool.
- 104 Saving and preserving the ancient ecclesiastical stones at the foot of what was Southbank's garden and around the grounds which at present are very neglected, and also any valuable paintings especially in the Admin block.
- 105 Save and preserve the historical ecclesiastical stones from St. Roque's chapel at the foot of what was Southbank's garden (my old home) which my late father collected. At present they are covered with weeds and dilapidated.
- 106 all the proposals look terrific. I hope there is room for them all without the lovely green space looking too crowded

3. Greatest fears

At the in-person event and on the online survey, people were asked: **What is your biggest fear for the future of the Astley Ainslie?**

The 199 responses are summarised in the graphic on the right. All responses are transcribed on subsequent pages.

Responses at the event used the blank postcard shown below.



- 1 *That it loses its history and character. Also, it becomes just another development – when it means so much to the local people.*
- 2 *A special place is despoiled by commercial development.*
- 3 *That it's turned into a shopping centre!*
- 4 *Over development of the site. Loss of habitat. Loss of listed and unlisted trees. Inability of the community to prevent the above.*
- 5 *That the 35% of homes promised will not be affordable as happened with the RHSC site.*
- 6 *Losing green spaces and natural places within the site when building houses. Construction sites and work force away animals and ruin the bio community. It is important to retain that.*
- 7 *High buildings (three storey +) opposite flats at 75 South Oswald Road.*
- 8 *Loss of a place so important to the community in terms of physical and mental health.*
- 9 *I live at 75 South Oswald Road flats. If the wooden huts are developed anything above single-storey, it would block out what little light we have, which is already limited by the self-seeded trees on the site verge.*
- 10 *No public access and over occupied.*
- 11 *That the site is filled with expensive housing and the loss of open green space. Would like to see some social housing on site to enable more mixed community.*
- 12 *That the community itself puts too many facilities on the site.*
- 13 *Tree removal and felling.*
- 14 *Green open spaces are very important for health and well-being, it would be a tragedy if it became another developer driven multi-level flats development as we now have seen destroys the character of the area.*
- 15 *Losing the nursery as a resource for the local community. Reducing the green spaces.*
- 16 *Loss of open space. Deterioration of existing space in short / medium term (vandalism / anti-social behaviour).*
- 17 *No access or over occupation.*
- 18 *That it will be swamped with housing/buildings*
- 19 *City Plan 2030 envisages 500 houses on the site. 500 houses means 500+ cars. The risk is that the site becomes just another housing estate.*
- 20 *Loss of open, green space and superb trees. Try to keep some peaceful areas.*
- 21 *Not enough consideration of benefit of homes for older people.*
- 22 *Houses, houses and houses.*
- 23 *That 500 houses will add a lot of extra traffic in the area, at least 500 cars. General pollution, think of delivery vans/rubbish collection lorries – think of the very narrow roads/pavements in the general area.*
- 24 *Concern about vandalism and security in the short term!*
- 25 *Will existing site deteriorate/get graffiti and attract ASBOs? Will there be policing in short term to protect? (and for local neighbours)*
- 26 *Impact of the building work. We will lose the values of the Astley Ainsley while this is being carried out – and for how long? I will lose my 'go to' place when I need it.*
- 27 *That residents will make it 'their' place, and we will be made to feel like unwelcome visitors in a special place for our family.*
- 28 *Loss of green space and engagement with nature – research proving how important this is. Lots of quiet spaces. I go often for peace and quiet. It is restorative and makes a huge positive difference to my mental health.*
- 29 *Loss of walking routes.*
- 30 *Major housing development*

- 31 *Lose the opportunity for older people development - independent living, moving to care home when needed. A good development would encourage people to downsize freeing up family homes.*
- 32 *Too many houses! Clearing natural spaces.*
- 33 *That it will be turned into profit driven/soulless/private buildings, or knocked down and re-developed. It should stay as a public / community space, for nature and people. It needs to stay a shared space for the benefit of nature and people. It needs to belong to the community and designed with nature and community in mind.*
- 34 *Dense housing is our biggest fear. Please retain all the older buildings, but add to them to create sympathetic apartments as happened at old Barnardo's building outside gates South Oswald Road.*
- 35 *That public access will be lost. That the nursery will have to close.*
- 36 *Rehabilitation of bed blocking patients Social housing needs will be disrespected. Hopefully our Edinburgh South MP will be as successful with Ashley Ainsley as he was with the development of Craighouse.*
- 37 *My fear is 500 homes on the site. It is far too many. Keep all the older buildings.*
- 38 *Over built and overpopulated, meaning, nature and trees are destroyed. Primary concern is losing the nature.*
- 39 *A cramped housing estate, which will destroy trees/nature in general.*
- 40 *That it will be sold for mass housing.*
- 41 *Overdevelopment and gating of grounds and becomes full of houses.*
- 42 *will be lost – madness in an expanding and ageing city.*
- 43 *The proposed volume of dwellings developed will impose a huge strain on the infrastructure of Morningside, particularly traffic issuing onto Canaan Lane (three schools!)*
- 44 *Over development of a greenfield community site, lots of green spaces, loss of rights of way through the site (as happened during Quartermile over development)*
- 45 *Wholesale demolition. Destruction of existing wooded areas. Exclusion of surrounding communities.*
- 46 *The amount of traffic around Canaan Lane will inevitably increase. With three schools, the traffic is already very heavy. We shouldn't cause a further increase.*
- 47 *Ugly new buildings!*
- 48 *That it be taken over for housing. New buildings everywhere in Morningside and extra demand on schools, doctors, etc. Do we need more people living here?*
- 49 *My biggest fear is the loss of natural green space. Natural green space is so valuable for relaxing, appreciating nature and peace, and space for children to run and play.*
- 50 *My biggest fear is development of more houses and flats. Please keep the green space for everyone to use.*
- 51 *That it is used for a housing development. That after the existing wards are closed, it becomes a site for dumping rubbish etc and the building is vandalised.*
- 52 *To be sold off to private developers! Even part of.*
- 53 *A buyout by developers and a sea of expensive housing. Loss of the wonderful, wild places, woods, walks and access to nature. That money will rule the decision-making not the benefit of the community.*
- 54 *That the original purpose and aim of the Astley Ainsley is not respected. It is a much loved, much used and invaluable resource. It should be enhanced rather than damaged by the community to preserve for future generations.*

- 55 *That the NHS and the Council will lead the development and work with developer to meet 'their' needs - i.e. financial gain, which is totally against the wishes of the people and the opportunity to do something futuristic, ambitious and worthwhile. A master plan that puts people and health above greed and profit is required.*
- 56 *That the car will still be king. The opportunity here is to create a 50 acre garden space with possibly 250 to 300 units of private space, where the occupants have their garden as there is space to. No through road. Sell blocks to developers with definitive limits and space.*
- 57 *It's a treasured public asset. The Council and NHS must not be allowed to dictate the development plans against the wishes of the people, nor must developers be allowed to shift the boundaries of the limitations that are demanded of them.*
- 58 *The site is owned by the NHS (i.e. the people), but my fear is the bean counters and developers will try and ride roughshod through the people's wishes. Cynical, yes. Realistic, yes.*
- 59 *Woodlands destroyed and mass/student housing built all over, with too much focus on cars.*
- 60 *The City Plan says 500 homes should be built. This needs to be challenged aggressively as the council is not a human entity.*
- 61 *Overcrowding. Scattered car parking. Lack of open-air fitness facilities. Lack of an integrated park like area for all ages.*
- 62 *Being turned into a luxury private gated housing complex.*
- 63 *Its loss to the community. Future uses - I would put Community and Creative last. Want to keep the lot. Retain them all.*
- 64 *Building all over the site. When the TB pavilions in Royal Victoria were demolished in 1980 the deal was to preserve the TB pavilions in Astley Ainsley. I thought they were listed!*
- 65 *Lack of access to the site. Removal of green spaces. Loss of gifted land to developers.*
- 66 *Not being able to access throughout the area.*
- 67 *That the whole site becomes a posh housing development. That there is no/limited access to a much loved, peaceful, green space. That it is no longer possible to walk through the site from Canaan Lane / Whitehouse Loan to South Oswald Road.*
- 68 *My fear is that the site will be degraded by development of spaces which are currently enjoyed by the community, and fear that trees will be chopped down, wild trees in which wildlife lives will also be built over and access denied by developments purely for profit. The old TB wards are supposed to have their survival guaranteed as a deal from the late 70s which permitted the destruction of the Royal Victoria's TB wards.*
- 69 *Trees cut down, biodiversity destroyed. Heritage and history of the site lost. Grounds parcelled up into small private spaces.*
- 70 *Possible loss of trees and green space to dense housing.*
- 71 *It becomes billionaires row. Removing the wildness – so good for well-being.*
- 72 *We fear a dense development. We hope that it will continue to develop as a public open space with perhaps some recreational activities – more [?] - bowling and a putting green.*
- 73 *It will be overdeveloped and how it will impact the surrounding area with increased traffic – pressure on schools, doctors, dentists in the area.*
- 74 *That it becomes separate from Morningside (rather than a part of it)*

- 75 *It belongs to our NHS and the people of Edinburgh. Selling it off to developers will not enrich anybody, but a handful of already rich people. My biggest fear is that it turns into an exclusive housing estate, and somebody, but not the NHS or the people of Edinburgh will do very well out of the profit.*
- 76 *Lots of houses – big and small.*
- 77 *Concerned that buildings will deliberately be left to decay, get vandalised, so they can be declared "beyond economic repair". Would be good to convert existing buildings for housing, community, workshops, health centre, etc. Any additional housing is fine but needs social infrastructure to support it – schools, GPs etc. 500 homes will require this to be looked at very closely.*
- 78 *Lovely green spaces replaced by too many buildings. Too many cycle lanes. Loss of sense of peacefulness. Desire to incorporate too many buildings and activities on the site.*
- 79 *What - really - will remain after 500 new homes are shoehorned into this site?*
- 80 *Traffic/cars/lorries. Houses, especially those for the super rich. Restricted access.*
- 81 *Don't shut off access to walkers during the development.*
- 82 *My biggest fear would be succumbing to false promises, made by developers whose sole goal is to make money. They will only pay lip service to community ideas, and promised the earth (literally)!*
- 83 *The developers move in and destroy all that is there.*
- 84 *Loss of space, green space, and pathways through the whole site – to east, west and north (south has a river and railway).*
- 85 *That it will be owned by some rich individual, who doesn't care about it! Community ownership is what's needed!*
- 86 *Housing development. The space was left in trust for the community to enjoy.*
- 87 *Destruction of green space. Closed access development which forbids/excludes public access/thoroughfare (e.g. like those horrible signs on South Oswald Road on the left 50 m before the pedestrian entrance to the Astley Ainslie site).*
- 88 *My biggest fear is multi storey housing. I think it would be utterly alien to the spirit of Astley Ainsley. Vauban eco-quarter looks to me like a good model. Edinburgh needs many more trees and "gentle" places.*
- 89 *Loss of the site as a green space for healing and well-being.*
- 90 *Older people's homes or housing for people with learning disabilities are great ideas. So is a children's hospice, patient respite centre and well-being agencies and therapeutic treatments. Co-housing, homes, hotels and restaurants are all terrible ideas and should be abandoned as it will too much drastically change the use and atmosphere of the place. Also bike and skateboard facilities, camping etc is a bad idea and would risk ruining the lovely nature around it.*
- 91 *Being sold off to the highest bidder!*
- 92 *No nursery. No work. No early years education for my child (government says this is key!). Closure of access during construction, meaning we cannot cycle to Morningside making it harder to attend playgroup there. Also traffic - increased traffic = increased chance of me being knocked down on bike (with toddler).*
- 93 *That all the greenery, the old trees, the public access will go. A huge loss to the environment in this area.*
- 94 *No to 500 housing units. Preserve site to allow continuation of healthcare/rehabilitation, possibly with addition of hospice care. This site is too precious to be lost to housing.*

- 95 *That it will be over developed and become shoddy and an important green space that was gifted to the city, for the health of its citizens is lost. Plenty of other brown sites and unoccupied building that could be used instead.*
- 96 *That the site simply becomes another exclusive housing estate, and the community health/rehabilitation intention of the original bequest is not maintained*
- 97 *That any plans for developments will ruin it.*
- 98 *Consider traffic in surrounding streets depending on the activities going on in the AA itself. Also consider throughout security and safety re lighting etc etc.*
- 99 *That it lose all connections to healthcare. The relocation of the Hermitage Medical Practice this year helps to ensure that people are using the area for that purpose.*
- 100 *It becomes commercialised and accessible only to the elite.*
- 101 *The loss of amenity with the building of 500 new homes, with no accompanying infrastructure such as schools, health centres etc. Also the changes to road structures to allow for access to site especially at Canaan Lane.*
- 102 *Increased traffic on Newbattle Terrace without traffic calming measures. I fear for safety of pedestrians and cyclists as the speeds travelled on that road are excessive. Frequent violation of the school commute hours road closure at Falcon Gardens is also a concern. More people will mean more traffic without calming measures in place*
- 103 *That to be financially viable there is a push for high density housing that is the overly tall creating daylighting issues for the existing greenspaces*
- 104 *That it will be a thousand houses and all green space gone*
- 105 *That the site is allowed to deteriorate further before the plan gets underway*
- 106 *Over development, too many buildings, losing wilderness/well-being characteristics*
- 107 *Housing complex with blocks of flats with resulting negative impact on surrounding green area, wildlife and trees.*
- 108 *Too much new housing - look at the like of Craighouse. The new homes are ghastly.*
- 109 *My biggest fear is that the site falls into a wilderness with years of wrangling over its future. Morningside need new quality homes and this should be the priority.*
- 110 *It being turned into a housing estate, rather than being maintained as a green SPACE which sustains its heritage as the architecture and landscape and the rare and well established trees deserve to live in an environment where they can be appreciated and continue to thrive. The loss of AAH already constitutes a significant loss to the clinical efficacy of rehabilitation and to medical staff and students. The loss if this and the area as a green space would devalue the area for the sake of short term profits and residencies.*
- 111 *My fear is that the NHS has already promised this land too many developers in the past!*
- 112 *Loss of accessible green space and biodiversity, including as a result of building works disruption of existing wildlife corridors.*
- 113 *That it will all be built over for flats and student housing, plus a few luxury residences*
- 114 *Residential, enabling anti-social behaviour or community not having access to the area*
- 115 *Car centric development making Morningside and the Grange even worse for pedestrians and cyclists.*

- 116 *High density housing, increased traffic and influx of groups which would render these quiet spaces a “no -go” area.*
- 117 *That it just becomes a housing estate. What a waste. A tragic waste.*
- 118 *It just being used for expensive housing instead of being a lovely friendly natural site*
- 119 *my biggest fear is that the green space and trees will be lost, and that housing will be handed over to a developer for profit, rather than not -for-profit options like cohousing and mutual home ownership*
- 120 *Losing the nursery which my daughter is thriving in. This will be bad for her development and early learning and would force me out of work, making me financially vulnerable.*
- 121 *My biggest fear is that it will become a very trafficky space and used in a transient disposable way which would lose what I feel is so special about it currently as a multi-use, multi-generational space that feels safe, nurturing and relatively unpolluted.*
- 122 *Loss of the existing Kidzcare nursery and quiet, green spaces*
- 123 *I am concerned that houses/apartments will be built on the property that was never supposed to be used as a permanent residence.*
- 124 *URGENTLY - that the developments will threaten or even just affect Kidzcare Grange Loan nursery - a wonderful organisation and an absolute haven for small kids to grow up in nature. Also that the AA will be sold off for soulless, ill-thought-out residential property / become a rat-run, traffic-wise / that the green space and established woodland will be destroyed. Our kids have such precious memories of wee areas called 'the throne', 'lions and tigers' and 'nursery hill' and it breaks my heart to think that future children might not have the same.*
- 125 *Loss of the nursery and the natural landscape that provides huge benefits to everyone coming to visit / travel through.*
- 126 *That it will end up being a high-value enclosed gated community for rich people.*
- 127 *KidzCare nursery being at risk and loosing beautiful woods*
- 128 *That the green space is lost and houses of no architectural merit are built*
- 129 *The impact of housing, as above - because of the huge impact of access needs, parking, deliveries, etc, quite apart from the visual impact and the impact of construction and access to the site*
- 130 *That the nursery is discontinued or displaced. We rely on it (and cherish it) and would hope it continues to thrive in the space*
- 131 *Our biggest fear is the loss of the nursery. Its future must be protected!*
- 132 *Loss of a fantastic nursery and a haven of calm beautiful greenspace in the city*
- 133 *Closing the nursery and loss of green space.*
- 134 *Expensive houses taking over with loss of green spaces. Loss of hospital beds for convalescence/ longer admission healthcare in natural surroundings.*
- 135 *That this beautiful, irreplaceable, precious place, full of nature and calm and beauty, will be razed for the sake of building 500 houses, hotels, sprawling structures, etc. - with the council paying lip service to protecting some trees, while bulldozing much of the rest. Please, please don't do this.*
- 136 *It loses its serene, public facing. Housing, hotel, homeless shelter will provide most dramatic challenge to the spirit and landscape*
- 137 *That we miss the big picture, and the need to organise, making political partnerships with the NHS, funding bodies, MSPs etc*

- 138 *I fear that commercial pressures will lead to it being converted into another luxury housing estate or anonymous high density housing. We need to protect this island of greenery*
- 139 *Over development - there is insufficient space for large-scale housing without destroying the environment.*
- 140 *Loss of open spaces and trees proposals could lead area to be quite crowded*
- 141 *That a property developer will just build utilitarian houses*
- 142 *That CEC sell it to the highest bidder and that there is no local community input. Some things are worth more than money and CEC, along with us, has a responsibility to future generations. Just sticking up loads of houses so that CEC can waste the money elsewhere is completely short sighted in my opinion.*
- 143 *That it becomes a massive housing estate that destroys the local greenery and wildlife*
- 144 *The loss of the greenspace - in particular the trees.*
- 145 *Reducing Green space in favour of cheap new builds and roads. Demolishing Canaan building.*
- 146 *That it turns into a site that the council sell off to commercial house builders*
- 147 *Loss of public space, PBSA being built instead of something for the community*
- 148 *That the beautiful peaceful haven will be lost for all future generations that it will become dominated by cars and expensive private housing that the trees will be lost that the routes through to different parts of South Edinburgh will be lost*
- 149 *I am a local dogwalker and we live very close by. My biggest fear that it is going to become a soulless overdeveloped area of 'luxury flats' with car parks which will be so against everything the community wants. As a family, we value the environment and protecting wildlife above all, and my fear is that too much will be developed when we should really just leave it alone, and add some community projects which really support both wildlife and the local people, as a space where we can co-exist with nature and breathe. A sanctuary from the crazy and stressful world we live in is vital.*
- 150 *Lots of housing and loss of green space with all its potential uses*
- 151 *Unsympathetic conversion to dense private property and loss of access to the large natural spaces*
- 152 *That we would lose the lovely experience of exploring secret nooks and crannies, climbing trees, finding wildlife, right in the middle of our community - it's such a fabulous space*
- 153 *Overcrowding. More cars. Losing a lot of the wilderness that makes it such a calm and special place.*
- 154 *The site is developed for housing. I'd be prepared to contribute to local ownership of the site to retain many of the open space benefits the site has for the local area.*
- 155 *That the legacy of David Ainslie be trampled on and turned into any other public park. It's beauty needs to be preserved and the importance of a quiet, mindful space for those who need it.*
- 156 *That it gets sold to the highest bidder and used solely for unimaginative housing and the local community excluded from it.*
- 157 *That it will be more boring housing with little thought to what has been there, what it could offer the community and how we can enhance each other's lives with thoughtful planning.*
- 158 *That it becomes another expensive housing development that makes a few people rich and doesn't help the less well off in our community.*

- 159 *That it will just be taken over by houses and houses like everywhere else, less green space yet again, the history and the feel of the place gone - or that the accessible areas shrink so much that it's not really worth doing anything extra with it*
- 160 *Loss of the green space and one of the few remaining corridors for nature from city centre to countryside*
- 161 *That it is sold to Cala and becomes another housing development like the one currently being built at St Crispins.*
- 162 *Capitalism prevails*
- 163 *That it's get sold and made into homes and no access to the public*
- 164 *That the green natural space will be lost and replaced with soulless housing*
- 165 *site will be sold and split up with developers overbuilding it, loss of green spaces and character, additional traffic and impact on local services.*
- 166 *It will be over built and will change the local environment. It is a restful and safe space for locals and should be preserved and enhanced.*
- 167 *that there will be too many houses/flats and not enough green protected areas to preserve the natural character of the site*
- 168 *My biggest fear is that it will be closed off to the public and turned into an expensive gated community of homes for the wealthy. Or that the whole lot will be knocked down and turned into 500 boxy flats.*
- 169 *That it becomes overwhelmed with projects and loses its relaxing free space identity*
- 170 *That it totally loses its tranquillity*
- 171 *Eradication of the AA parkland which has cultural, environmental and historic significance. Over development and increased noise and traffic. Loss of an important NHS rehab resource. Loss of arboretum.*
- 172 *That it will all become expensive houses and access will be blocked off. There will be nowhere for the wildlife to go. It is important to look at it in relation to Blackford hill the Hermitage etc. The wildlife does not see the city the same way we do*
- 173 *Loss of green community space.*
- 174 *Loss of trees, open space, increased number vehicles*
- 175 *Exclusive high end housing development*
- 176 *It's conversion to a conventional/manicured city park!*
- 177 *That it is taken over to developers for profit only*
- 178 *The loss of such beautiful grounds and buildings to make way for something completely different*
- 179 *That it gets taken over by for profit developers and becomes exclusive housing/a fancy hotel. That it is developed without care for all people in mind. A climate justice development lens needs to be prioritised.*
- 180 *That the site would be sold to a developer and turned into exclusive, expensive private properties*
- 181 *Loss of biodiversity and green space*
- 182 *That the site become dominated by unsightly modern cheap housing developments, especially high rises. I hope there will be a very clear commitment to NOT build any structures higher than 2-3 stories.*
- 183 *My fear is a beautiful peaceful sanctuary that so many use to improve their mental health becomes yet another housing complex putting pressure on restricted resources in the neighbourhood such as schools, dentists and medical centres.*
- 184 *I don't want it to become private housing where the public wouldn't have access .*

- 185 *My fear would be that the site is developed for profit rather than for the wellbeing of the local community. That it becomes yet another poorly-designed and anonymous collection of buildings with only tokenistic green space left for local people, and without accessible spaces for wellbeing and community activities*
- 186 *One thing not discussed so far is the increase in traffic through the site including the traffic onto the adjoining streets and area. The roads will have to be opened up which will ruin some of the current character.*
- 187 *Loss of access to all, and its connection to the living city.*
- 188 *That it becomes wall to wall unaffordable housing with little green space*
- 189 *That it will become an area with more car use and pollution. It's really important as a Green space for children walking and cycling to school and adults too.*
- 190 *Losing the feel that it belongs to us all. Losing the trees.*

- 191 *That it becomes full of expensive homes and loses all links with the NHS.*
- 192 *I fear that a property developer will buy the land and build vast numbers of very expensive, exclusive housing that does not blend in with the surroundings, and that all the grounds will become a giant car park. I hope the site will continue to restore health and fitness and promote care of the environment which was Ainslie's original intention.*
- 193 *that some of the areas of this unique asset and landscape are not preserved for community use, that will sustain the aims of the Astley Ainslie's pioneering approach, and address current pressing priorities regarding environmental and health and well-being priorities for the City of Edinburgh*
- 194 *That the site will be developed as luxury homes, and walled in with no access for the public.*
- 195 *The nursery closing- it is a gem of place located in a gem of a location- it would be so awful if it closed because of the privatisation of the site*
- 196 *That it turns into a huge commercial development. Trees are cut down and the public are excluded from the peaceful setting that it is.*
- 197 *loss of important trees; not making the best of the 3 butterfly pavilions for affordable housing*
- 198 *that the developers get their hands on it and turn it into a gated site*
- 199 *That a big developer gets their hands on it and ruins the opportunity like they have done everywhere else*

4. Collages

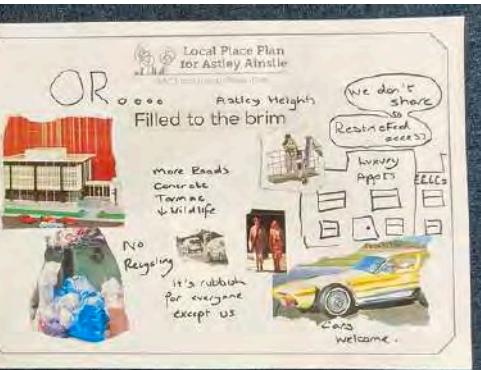
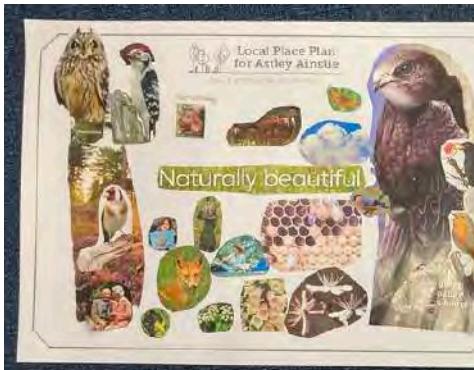
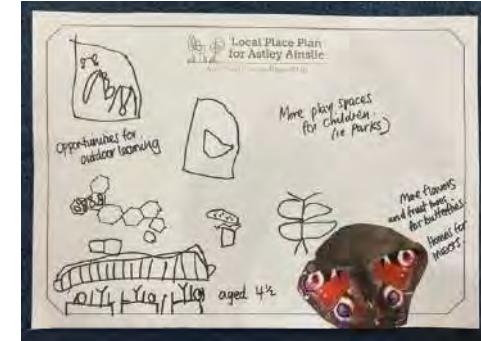
At the in-person event, people were invited to create collages of their future vision of the site, choosing images from a vast selection that were available for cutting up and sticking onto A3 cards. The images available included pictures from Astley Ainslie and elsewhere.

The intention was to offer participants a visual way of engaging which did not rely on writing or speaking, and which would be open to all ages.

27 collages were completed during the event, all of which were displayed on the wall once they were finished.

The small selection on the right gives a flavour.

Every individual collage can be seen in Appendix 2, each on a full page for clear reading. They are well worth spending time looking at.



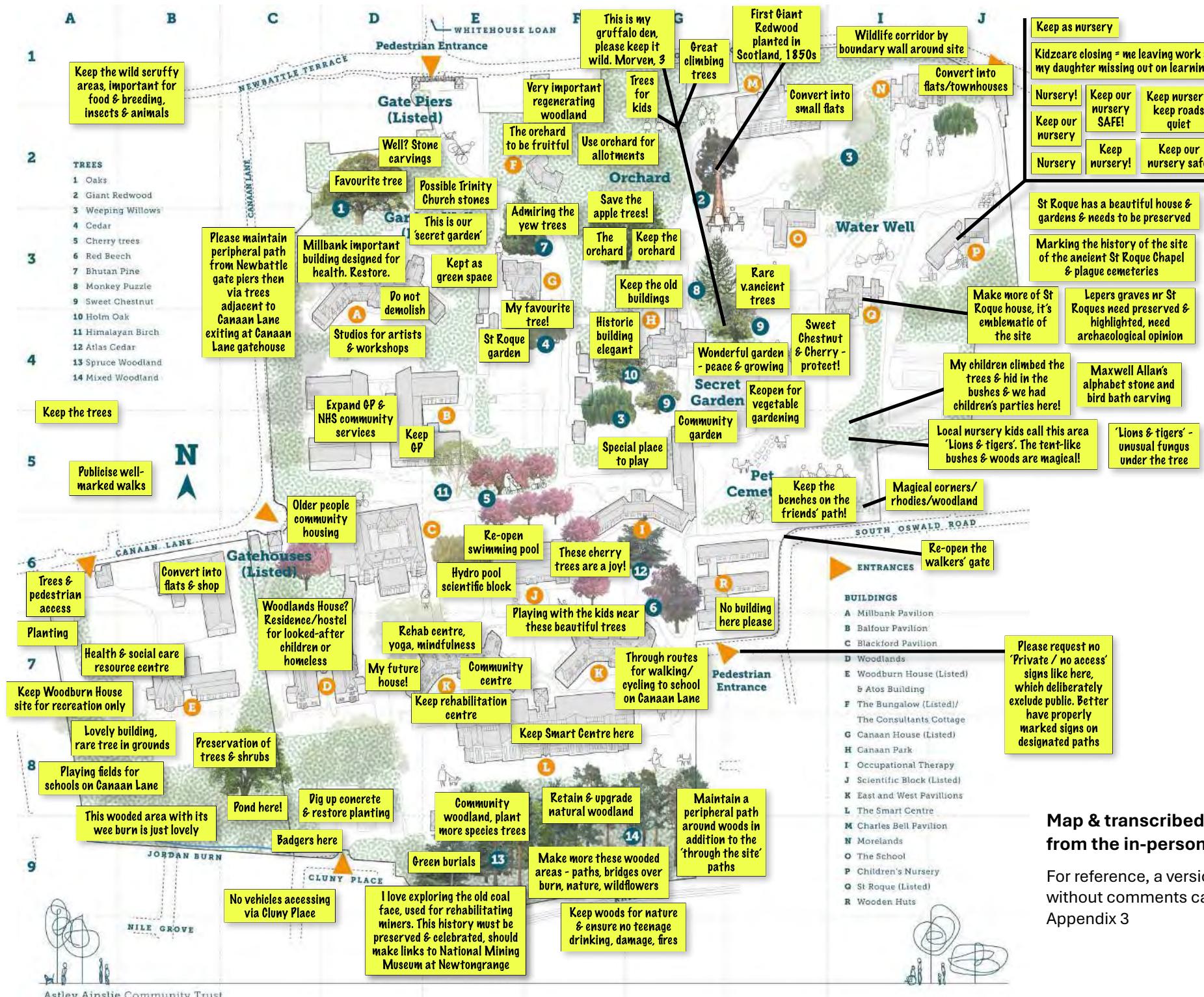
5. Map comments

At the in-person event, a giant map was spread out on the floor and people were invited to 'grab a flag', write on **what should happen where or their special places**, and stick the flag in the appropriate place on the map.

Most comments relate to special places that should be kept. They reflect the content of the summaries in section 3 of this report, with a strong focus on specimen trees, wooded areas, paths, historical artefacts (especially around the north-west part of the site and St Roques) and the nursery.

94 comments were placed on the map. All have been transcribed onto the map on the next page, and provide valuable insights about specific places within the site.





6. Comments on City Plan 2030

At the in-person event, a number of people chose to make comments on the display board which summarised the content of [Edinburgh City Plan 2030](#) that relates to the Astley Ainslie. That board can be seen in Appendix 1 (board 4).

People's comments are transcribed on the right.

Section 2 of this report contains many other similar comments which relate to the City Plan 2030 policies for the site, especially the 'Housing' use category (page 23 onwards) in relation to the allocation of 500 homes for the site.

- 1 *500 houses? Local drainage is already a problem. How about other amenities? Water supply? Schools? GPs? 500! Access!*
- 2 *You will need 500 houses to pay the ground maintenance costs and keep them at a reasonable sum per household.*
- 3 *500 properties too many. [+1] And access roads need careful consideration. Quiet area now - don't change.*
- 4 *Social housing please!*
- 5 *Distinguish between 'affordable housing' and social housing - to make sure that social housing is part of the mix. Increase proportion of social housing within the affordable housing category.*
- 6 *No houses. Multi story blocks of apartments with facilities at ground level.*
- 7 *Could residential homes or nursing homes be thought of.*
- 8 *I suggest residential homes instead of 500 houses. Much more in keeping with the tranquillity of this special area.*
- 9 *Thoughts of schools and other social aspects should be looked into for so many houses, road access etc.*
- 10 *Amenities need to be provided along with the housing.*
- 11 *Car parking should be zoned - specific areas at the edge of housing areas (exceptions for disability). This preserves the amenity of the housing itself and of the whole area.*
- 12 *Keep the space for local walkers access. As few cycling lanes as possible. Keep the peaceful spirit of the area.*
- 13 *Lothian Health Board should hang their heads in shame. This is a [...] health facility that will never come again.*
- 14 *St Roque - spelling!*

Astley Ainslie Local Place Plan

Community aspirations

Appendices



Appendix 1: Display boards

This appendix contains the series of nine display boards that were shown at the in-person event and shared online with the survey:

1. Welcome
2. About Astley Ainslie Community Trust
3. The 2019 community vision
4. Edinburgh City Plan 2030
5. History of the Astley Ainslie site
6. How the Astley Ainslie Hospital was created
7. Stories of health and wealth
8. Nature and well-being
9. When nature nurtures

Welcome

The purpose of this event is to ask you to identify special parts of the Astley Ainslie site that you think should be retained and new developments of green space and buildings that will benefit the community.

Your suggestions will then be used to develop a new community-led plan - called a Local Place Plan - that expresses community aspirations for the site and which must legally be taken into account in future planning policy.

This event is organised by Astley Ainslie Community Trust (AACT), a local community body run by volunteers. We are grateful to the Edinburgh City Council Community Grants Fund Fund for their support for this consultation.



Why prepare a Local Place Plan?

New planning legislation means that communities can now prepare their own plans which must be taken into account when planning policy is prepared. For Astley Ainslie, that means what the Council's forthcoming Astley Ainslie Place Brief and the next City Development Plan should say.

AACT wants to make the most of this opportunity, because we believe it will help all of us achieve our aim of supporting the retention of green space and enhancing the uses of the site for the community for the benefit of all. Preparing a Local Place Plan does not stop us from continuing to pursue community acquisition of all or part of the site.

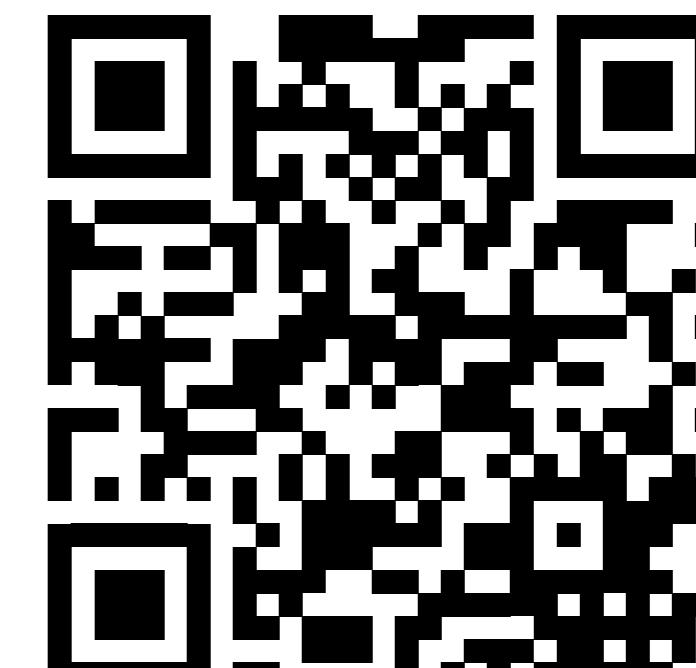
We want to use this new Plan to build on the foundations of the 2019 community vision that many of you helped to prepare in this very room. That 2019 vision is summarised on a separate board.

What are we asking you today?

The purposes of today's event are to ask you to:

- **Identify special parts of the site that you think should be protected and developments you would support.**
- **Review and flesh out the 2019 community vision.**

These display boards will be available online at www.aact.scot/local-place-plan after today's event. You will also be able to comment online if you think of anything else. The deadline is Sunday 12 October.



After that, we will publish all the comments received today and use them as the basis of a first draft of the Local Plan for your feedback before Christmas.

The Plan will then be updated, finalised and submitted to the Council for registration.

Astley Ainslie Community Trust



The purpose of this event is to ask you to identify special parts of the Astley Ainslie site that you think should be retained and maybe enhanced.

Your suggestions will then be used to develop a new community-led plan - called a Local Place Plan - that expresses community aspirations for the site and which must legally be taken into account in future planning policy.

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About the Trust

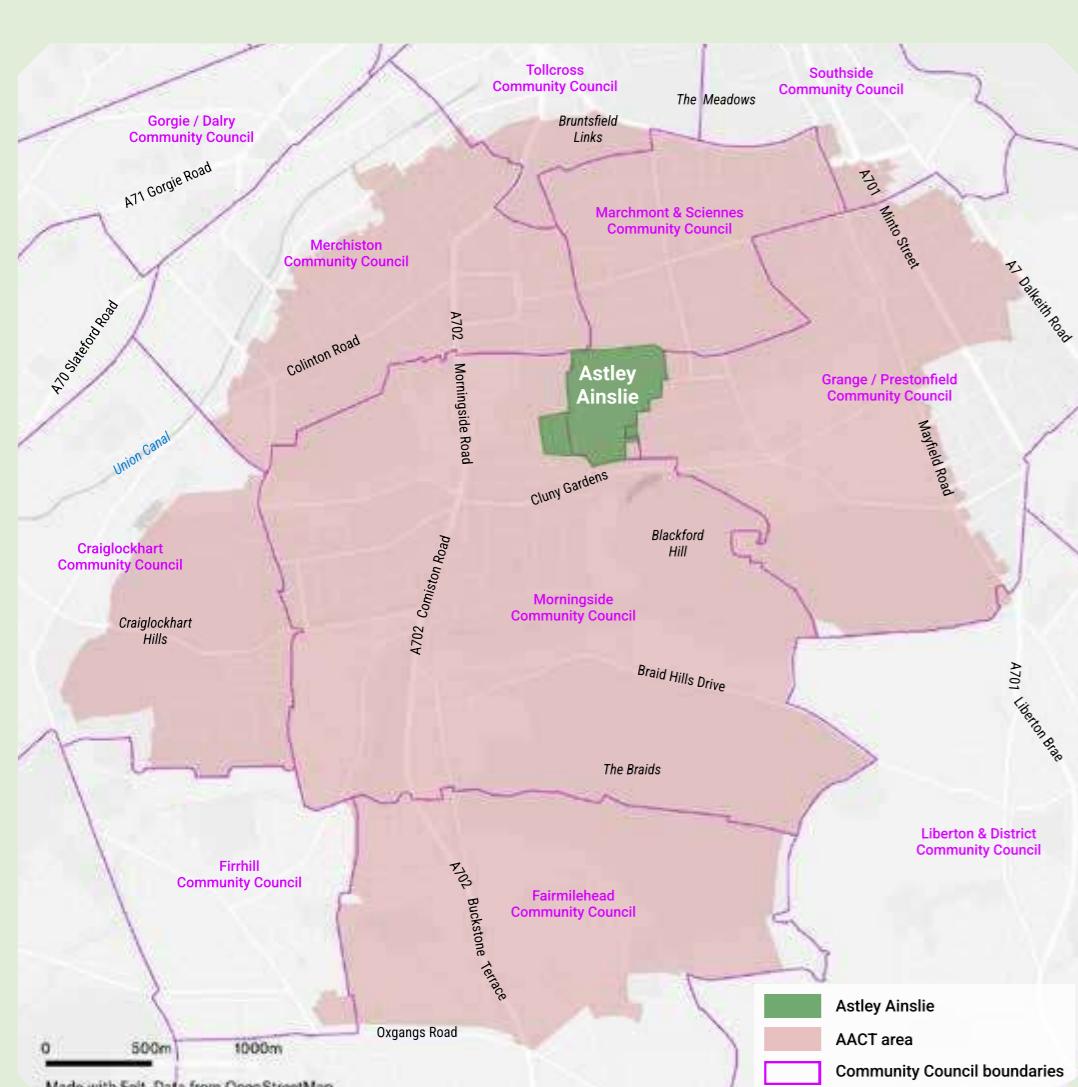
For more than a century, the Astley Ainslie has been a treasured public asset. With the NHS announcing their withdrawal from the site in 2018, Astley Ainslie Community Trust (AACT) was established with the aim of the Astley Ainslie being a thriving greenspace managed by the local community, providing health, housing, jobs, and enjoyment to the people of Edinburgh. The Trust believes that the community as a whole will benefit from continued public access to, and potential ownership of, the Astley Ainslie's grounds and Buildings.

What we do

In 2019, the Trust developed a vision for the Astley Ainslie's future, based on community aspirations, through a series of public events - one in this very room - and other community engagement activities. A separate board has more information about the vision.

In 2020, AACT commissioned a feasibility study team led by Oliver Chapman Architects to prepare a feasibility study. The work assessed potential for community acquisition of all or part of the site. The findings were published in 2022 and recommended focussing the Trust's efforts on purchasing the central part of the site around the Balfour Pavilion, Millbank Pavilion and Canaan House. The Trust continues to investigate the aspiration of community ownership of the site.

The Trust also organises nature activities funded by the Edinburgh Community Mental Health and Well-being Fund, tree and drawing workshops, an oral history project, webinars, surveys of public use of the site, and encourages public responses to relevant consultations.



Become a Member

Full membership of the Community Trust is open to anybody who lives in postcode sectors EH9 1-3 or EH10 4-6 (see map). People who live elsewhere are welcome to join as associate members.

If you'd like to become a full or associate member, please speak to anyone with a name badge or join online at www.aact.scot/membership



Community Vision



The new Local Place Plan is an opportunity to update and flesh out the community vision prepared in 2019. Please tell us:

- Is the community vision still appropriate?
- How would you flesh it out?

About the Vision

The community vision comprised three things: futures uses, things to retain, and overarching principles. In addition, health and wellbeing – and the role of nature in that – emerged as an overarching objective for the site's future, irrespective of how it develops or changes in the future.

The vision was developed in Spring 2019 with extensive community engagement. Its aim was to contribute to the City of Edinburgh Council's future planning policy for the site and NHS Lothian's process of disposing of the site.

1. Future uses

These are the uses that the local community aspires to seeing at the Astley Ainslie after the hospital has closed.



2. Things to retain

These are existing uses and activities that the local community aspires to be retained on the site.

The spirit of David Ainslie's bequest

Health and convalescence

Greenery and trees

Parkland.
Specimen trees.
Woodland and wildness.

Wildlife

Space. Freedom.
Nature.
Wildness. Views.
Open sky.

History

Memories and stories.
Archaeology.
Buildings.
Special places.

3. Overarching principles

These are the principles that the local community would like to see underpinning any future change or development on the site, whatever the proposals.



Biodiversity



Outdoor Education



Environmentally sustainable



Renewable energy & energy efficient
Organic



Health & convalescence

Inclusive



Intergenerational activities

Intergenerational care



Community ownership - belonging to the people



Funding - awareness of need for financial viability

Edinburgh City Plan 2030

City Plan 2030

Written Statement

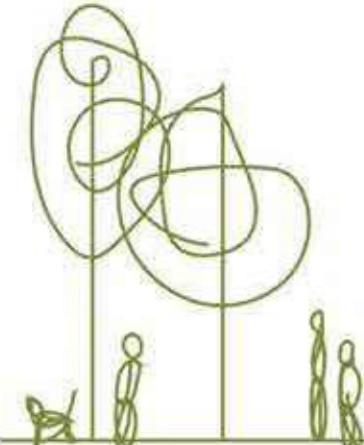
November 2024



Edinburgh City Plan 2030 contains current planning policy for the Astley Ainslie site. It was adopted in 2024. Some elements of the 2019 community vision are incorporated, but not all.

The City Plan says that the site should accommodate 500 homes, 35% of which must be affordable. The landscape setting of the site must be respected. A 'Place Brief' will be prepared by the Council for the site, and until then any planning applications for redevelopment will be resisted.

For more detail, see the bullet points on the right. Page numbers refer to the full City Plan 2030: <http://www.edinburgh.gov.uk/cityplan2030>



Astley Ainslie Community Trust

Place Brief (page 43)

- The Council will prepare a Place Brief to inform the site's future master planning.
- Planning applications for redevelopment which are submitted before approval of that Place Brief will be resisted.
- The Place Brief will be prepared in consultation with the local community.

Housing-led mixed use development (page 44)

- In principle, development should be "housing-led mixed use development ... which respects the mature landscape setting of the site whilst also creating a sustainable place, and retaining its special character, through the provision of new connections, open spaces and other community infrastructure"

500 home capacity (page 157)

- Housing Proposal H8 shows the site has capacity for 500 homes

Affordable housing

- 35% of new homes must be 'affordable housing' to comply with Policy Hou 2 (page 122).
- 'Affordable housing' is defined as "Housing that is for sale or rent, to meet the identified needs of people who cannot afford to buy or rent housing generally available on the open market" (page 205).

Design and conservation (page 44)

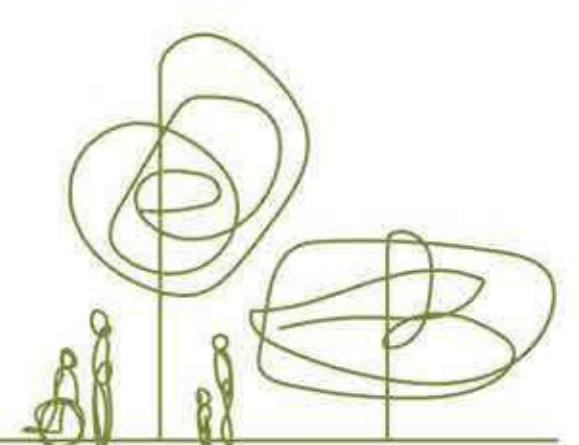
- "Development design which is consistent with the conservation area character appraisal addressing the special character and appearance of the area, including its setting. The design should also preserve/ enhance the listed buildings – and their setting - within and adjacent to the site."
- "Preservation in situ of the sites of the 16th/17th century St Rogues Chapel and associated plague settlement and graveyard, with architectural fragments from the demolition of Trinity Church retained and conserved."

Public access (page 44)

- Public walking and cycling routes through the site should be retained, and a new mobility hub provided at Grange Loan.

Tree preservation order (page 44)

The whole site is covered by a Tree Preservation Order.



www.aact.scot

History

• c.1855



• c.1885



• c.1909



• c.1944



Reproduced with the permission of the National Library of Scotland

The site has a fascinating history – supporting Edinburgh's health and well-being as far back as the 16th century, well before the creation of the Astley Ainslie hospital we know today in the 1920s.

• 15th to 16th centuries

Edinburgh was attacked by the plague. The sick were evacuated out to the Borough Muir.

• Early 16th century

The Chapel of St Roque was built on the site with a cemetery for plague victims.

• About 1560

The Reformation established Presbyterianism, and the Chapel was abandoned.

• Late 18th century

The land was turned to farming.

• About 1803

The ruin of the Chapel was demolished.

• From early 19th century

Villas and cottages with large gardens were built on the site, and many of the big trees seen today were planted.

• 1900

David Ainslie died, leaving substantial funds for a convalescent hospital.

• 1920

The Trustees of David Ainslie bought Millbank, Canaan House and the Ladies' Golf Course, and set up the hospital.

• 1939

The Second World War – under emergency powers, the Government took over the hospital for wounded soldiers.

• 1945

The Trustees resumed control, and undertook a national remit for Occupational Therapy, purchasing the houses of St Roque and Morelands.

• 1949

The National Health Service took possession of the Astley Ainslie.

• 2004

The NHS moved the Astley Ainslie funds into their general funds.

• 2006

The NHS opened the newly-built Smart Centre on the site, for rehabilitation technology.

• 2018

Astley Ainslie Community Trust created

• 2018

The NHS began to vacate the site.

• 2019

AACT prepared the vision for the site with the local community.

• 2020

AACT commissioned a feasibility study to assess potential for community acquisition of all or part of the site.

• 2022

New Scottish planning legislation enabling communities to prepare Local Place Plans came into force.

• 2024

City Plan 2030 adopted with call for 500 homes on the site

• 2025

Closure of in-patient services



How the Astley Ainslie Hospital was created



Atlas Cedar, Astley Ainslie, 2019
© Maciej Zurawski

A generous man

David Ainslie was a successful stockbreeder who lived near Haddington. He was impressive in winning awards at the agricultural shows of the mid nineteenth century, winning so many medals that he melted many of them down and made a little silver tree.

David's brother, John, died in 1849 leaving his new-born son in David's care. Tragically, the boy John Astley Ainslie died aged 26, leaving his uncle David bereft.

On his own death in 1900, David Ainslie had determined to set up a convalescent hospital in memory of his nephew. By 1920 his Trustees had accumulated enough capital to buy the present beautiful site, looking south over the hills. The gardens were laid out with the Royal Botanic Gardens' assistance, and new buildings were designed to accommodate patients from the Royal Infirmary.

In the 1930s, the hospital extended its work into Occupational Therapy, with the help of an expert from Canada called Mabel McNeill Macrae. During the Second World War, the government took control of the site, intending to accommodate wounded soldiers. After the War, the Trustees immediately worked on plans to extend their occupational therapy work, buying the houses and gardens of St Roque and Morelands to do so.

The National Health Service

In the late 1940s, the government set up the National Health Service and negotiated with the Astley Ainslie Trustees to take over both the property and the endowment – the largest in Scotland.

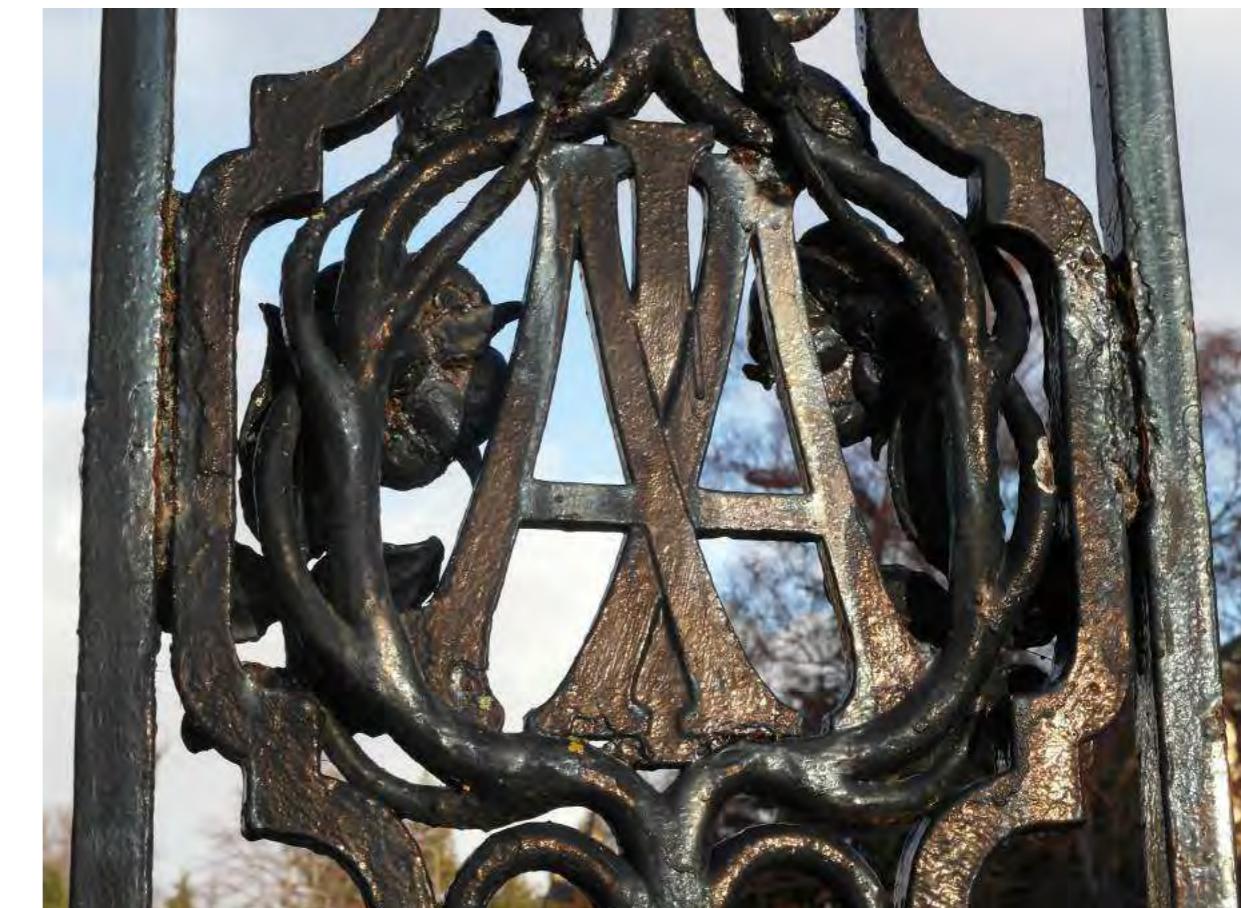
Since then the NHS has continued and extended the work of the Astley Ainslie through a wide range of rehabilitation services, particularly using physiotherapy, occupational therapy, speech and language therapy and psychology, to help patients to reach their greatest potential.

In 1976, the Rehabilitation Medicine Unit was established, providing a focus for a range of services including work with cardiac, stroke, brain injury, amputee, chronic pain, and the care of elderly patients. In 1992, the impressive Heart Manual was first published. A state-of-the-art centre was built 12 years ago to provide rehabilitation technology services, including mobility, prosthetic, orthotics, bioengineering, and electronic assistive technologies.

Over the last century, thousands of people have been helped to rebuild their lives at the Astley Ainslie; and many more thousands of families and friends have been cheered by their success.



A robin on a bench given to the Astley Ainslie by the League of Friends, January 2018
© Robin Gillanders



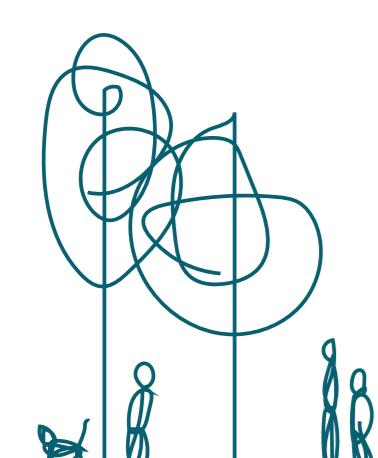
Ironwork on the main gates by the Edinburgh blacksmithing firm of Thomas Hadden, January 2018
© Sara Stevenson



The Consultants' Bungalow, January 2018
© Robin Gillanders



Stone carved by Maxwell Allan, January 2018
© Sara Stevenson

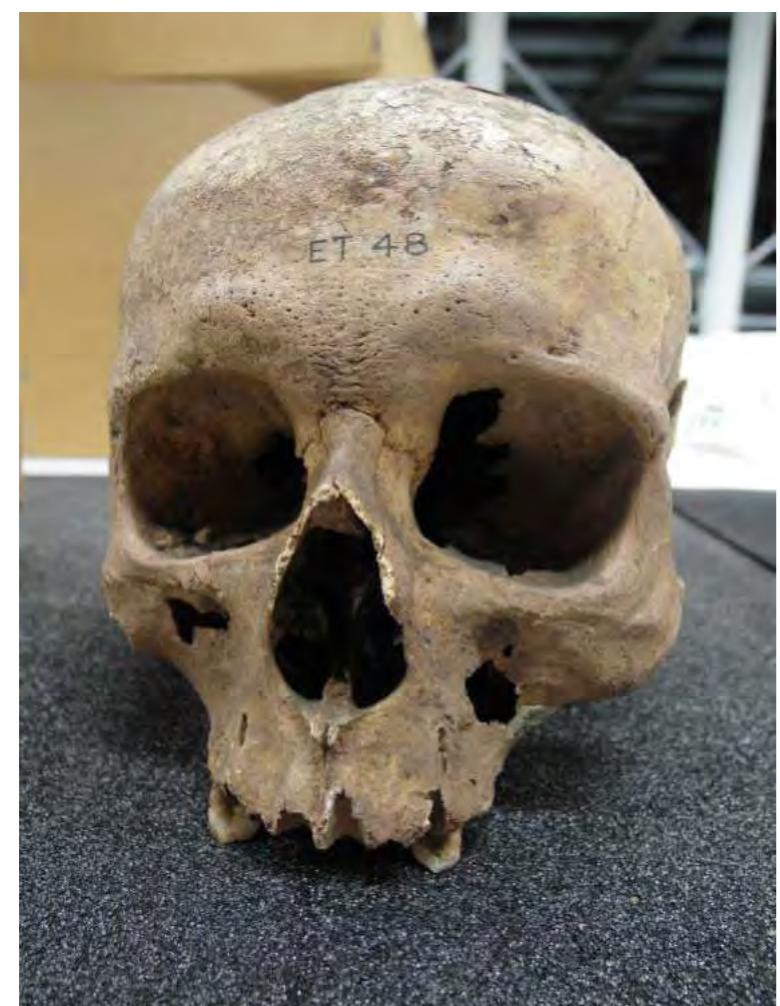


Stories of health and wealth

The Astley Ainslie site has an extraordinary history.

In the 16th century, the land was part of the Common Good: Edinburgh's open land that stretched out to the hills. At that time, the city was subject to vicious attacks of plague. The sick were sent out to this site, and a chapel was built here. It was dedicated to St Roque, the patron saint of plague victims, who had himself looked after the sick. Many people died and were buried in a cemetery on the site.

St Roque's chapel survived until the early 18th century, when a Baillie who had bought the land decided to demolish it. The scaffolding crashed, killing a man, and the workmen refused to complete the demolition. The remains of the chapel were finally demolished in 1803.



Skull excavated from the St Roque plague cemetery in 1850, National Museums of Scotland.



Unknown artist, The remains of St Roque's Chapel, about 1790, National Museums of Scotland



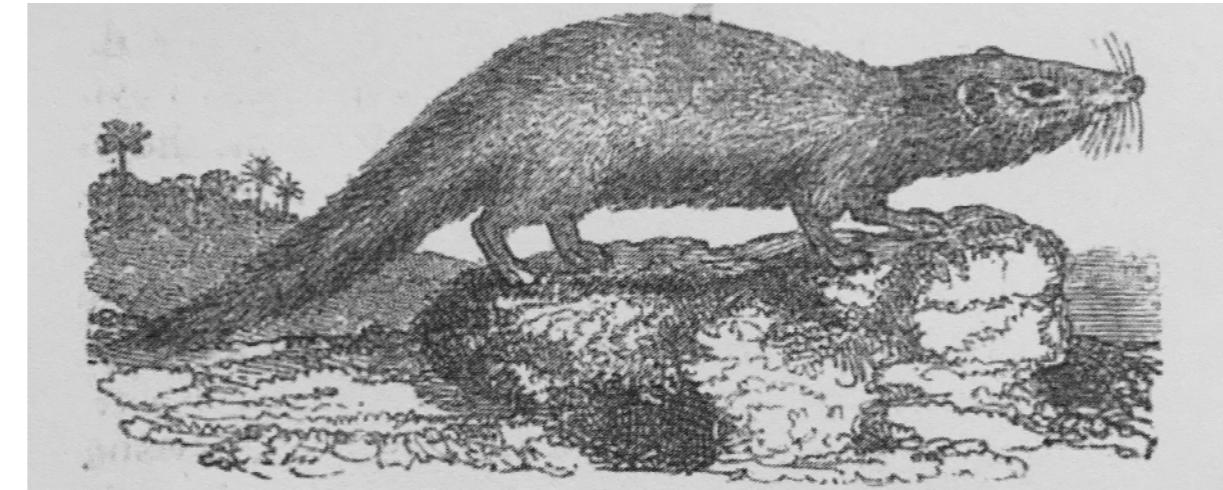
Caption

In the early 19th century, the first cottages and villas were built on the site with large gardens. The people who lived there were often notable – generous or mean, good or bad:

A doctor, John Thomson, who stopped the dangerous use of mercury in the treatment of venereal disease, substituting sarsaparilla and saving the lives and health of the soldiers in the Castle.

The editor of The Scotsman newspaper, Charles Macfarlane, who fought the last duel in Scotland.

Anne Neilson who married the Sultan Katti Geray and joined him in the Crimea to convert Muslims to Christianity.



Unknown engraver, mongoose living at Canaan Cottage in 1829

A mongoose, brought in from Madras, in the 1820s, to live at Canaan Cottage.

Margaret Thomson who called for women to have the vote in 1841, and wrote sardonically: 'The ladies are about to descend to the arena, and become speakers instead of listeners – say the apprehensive party – and then what becomes of female modesty and the peace and purity of the domestic hearth? Who is to make tea?'

The surgeon, James Syme, who established a wonderful garden at Millbank growing exotic fruit, Queen pineapples, lemons and oranges, bananas, figs and passion fruit, with plants of medical interest, like the Ordeal Bean of Old Calabar.



Queen Pineapple



'The Ordeal Bean of Old Calabar', *Phytostostigma venenosum*, from Kohler's *Medizinal Pflanzen*.

Agnes Syme who joined her husband, Joseph Lister, as one of the leading figures in the advance of medicine in the later 19th century.

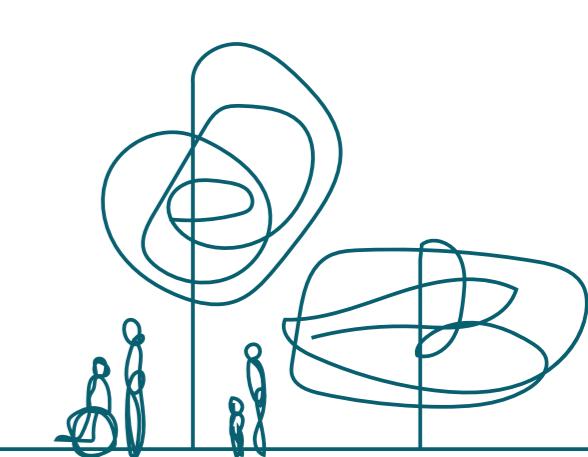
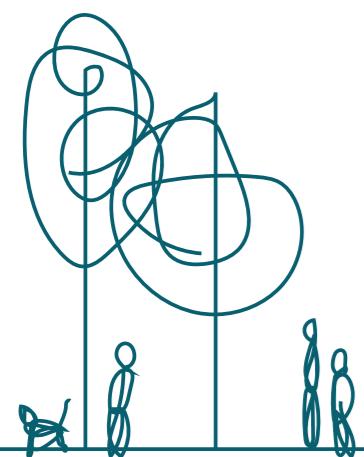
William John Menzies, the financier who persuaded the Scots to invest in the railways opening up the American West and the land, achieving a consistent return of 10% for thirty years between 1874 and 1903.

William Ivory, the lawyer who invested in the Oregon Botanical Expedition in the 1840s and 50s, bringing back the seeds of big trees like the Giant Redwood.



Giant Redwood tree in the grounds of St Roque, January 2018
© Sara Stevenson

John Stuart Forbes, the younger son of a banker who took to gambling and had to flee the country and joined the US army – dying alongside General George Custer at the Battle of Little Big Horn.



Nature and well-being

The Astley Ainslie hospital sits in a wonderful park-like environment that has contributed to the wellbeing, recreation and convalescence of its patients and the local community for nearly 100 years. We would like these benefits to continue for residents and visitors alike, whatever shape the site's future development may take.



Tree walk led by Willie McGhee at Astley Ainslie, September 2018
© Sara Stevenson

Trees

The site has more than 1,000 trees belonging to over 100 species. Many are protected, but not all. They create a natural environment that serves people as well as nature. Part of a larger urban forest stretching from the Grange in the north and east to Braid Park in the south, the trees at the Astley Ainslie are a haven for wildlife.



Sweet Chestnut tree at Astley Ainslie, September 2018
© Sara Stevenson

Wildlife

As well as more than 100 kinds of birds recorded at Astley Ainslie, there is also a wealth of other less obvious wildlife including different kinds of snails, wildflowers, mosses, lichens and fungi.

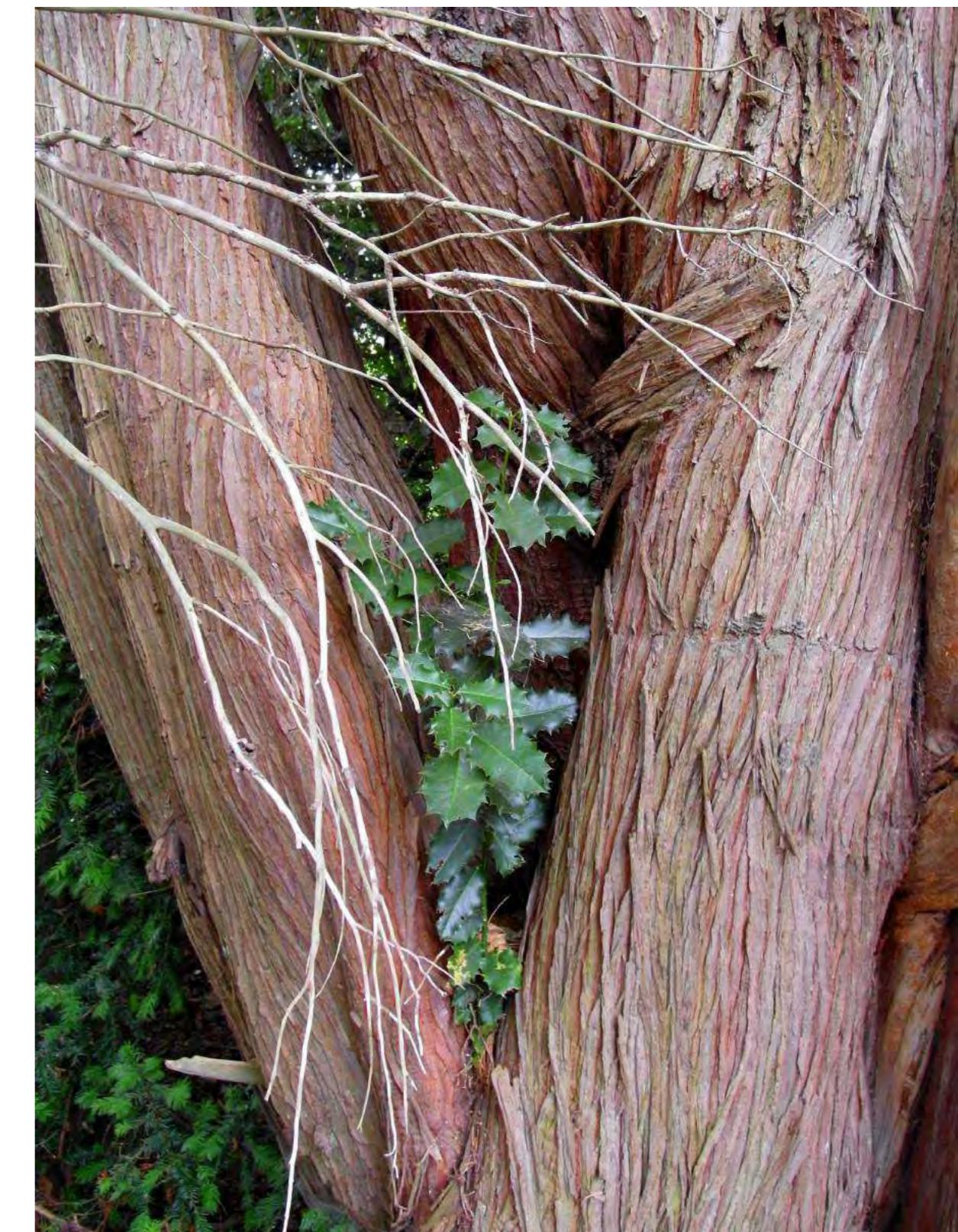
In 2016, members of the Edinburgh wildlife group 'Wild Reekie' did a mini-bioblitz of biodiversity in the Astley Ainslie grounds. In just 2 hours, they noted 66 different species including trees, flowers (including woodland flowers from ancient forests), grasses, birds and small mammals – demonstrating the importance of the site as part of a wider green network across the city for wildlife and people.



Wild Reekie in the Astley Ainslie woodlands, 2016

"We felt we had a glimpse into a treasury on our door step!"

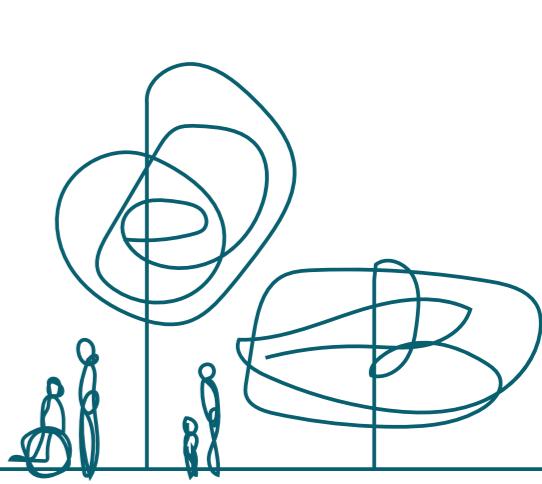
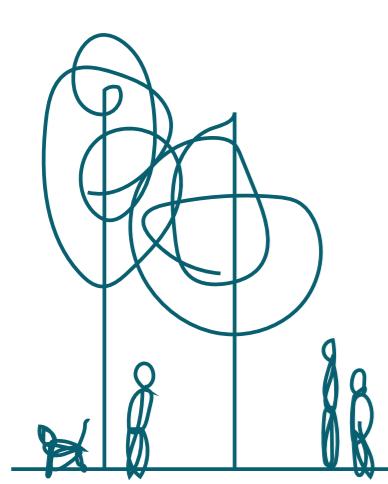
Wild Reekie,
2016



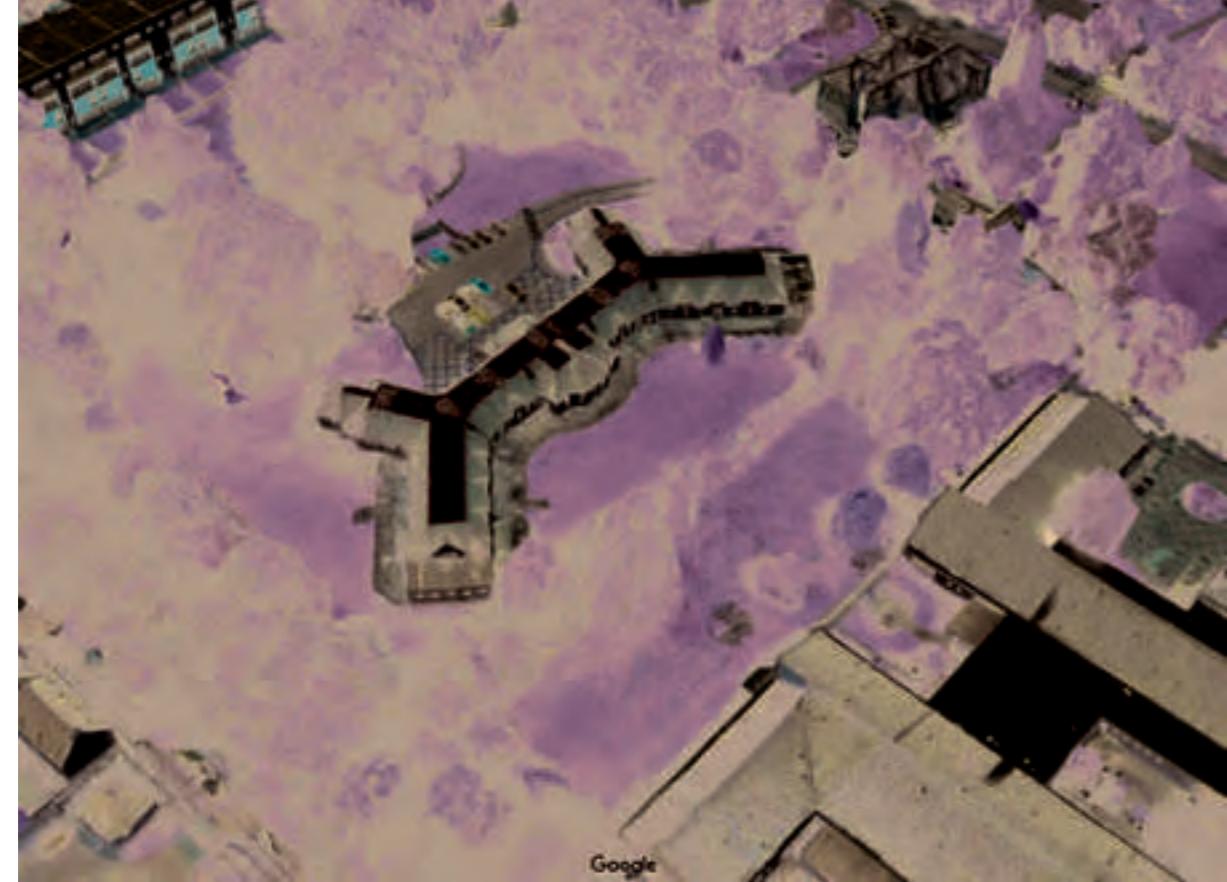
Holly growing in the arms of a Monterey Cypress in the garden of St Roque House, September 2018
© Sara Stevenson

Nature and well-being: looking to the future

The grounds and buildings at the Astley Ainslie provide a wonderful opportunity to integrate nature and city life, with buildings enabling close connections between people, nature and landscaped gardens.



When nature nurtures



Millbank Pavilion, Astley Ainslie Hospital: the butterfly shape was designed so patients could sit out enjoying fresh air, sunlight and views to Blackford Hill

Biophilic design

What will the future bring for Astley Ainslie? One concept might be biophilic design: designing buildings, spaces and places to connect us with nature and other living species, bringing health, economic and ecological benefits.

Biophilia describes the innate affinity humans have with the natural world. As cities continue to increase in size, density and technology, how can we better integrate with nature by creating more green spaces and greening the built environment?



Biophilic design in an Edinburgh school



Vauban eco-quarter, Freiburg, Germany

Prevention is better than cure

There is now lots of evidence that green spaces are associated with better mental and physical health and quality of life for everyone.

For example, there is a strong association between being within walking distance of green spaces and mental and physical health, social contact and reducing loneliness; the odds of hospitalisation have been found to be 37% lower among adults living in green neighbourhoods. Research is constantly improving our understanding of the causes of that positive association between green spaces and health.

Research shows that trees improve local air quality, capture and store carbon, reduce flooding and cool urban environments. They provide a home for animals, a space for people to relax and exercise, and help social interaction in communities.

Quantifying these direct benefits to the people of Edinburgh, City of Edinburgh Council and Forestry Commission Scotland have estimated that the urban forest in the city provides citizens with ecosystem services worth more than £1.82 million per year.

"Urban trees give us enjoyment and improve health and wellbeing in hard urban environments"

Forestry Commission
Scotland, 2017

"Between every two pine trees is a door to a new way of life."

John Muir,
1911



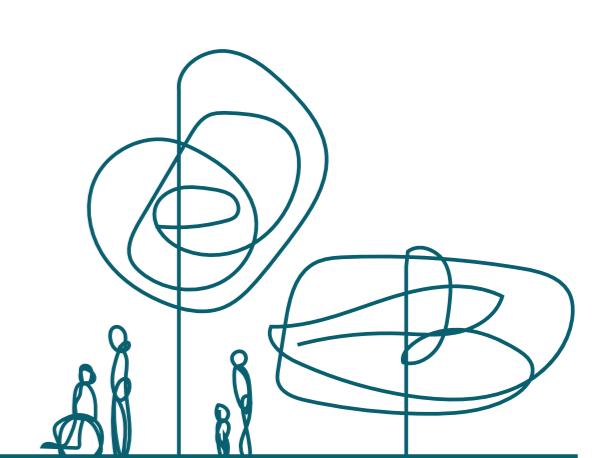
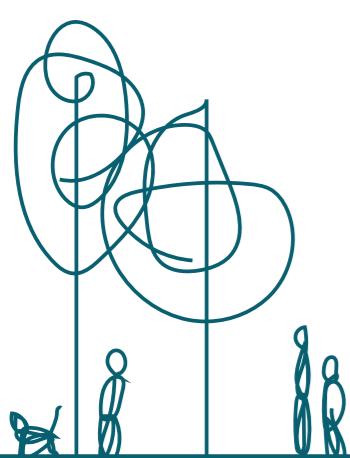
© Edinburgh Healthway Group

Healing nature

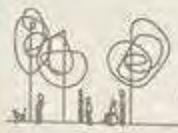
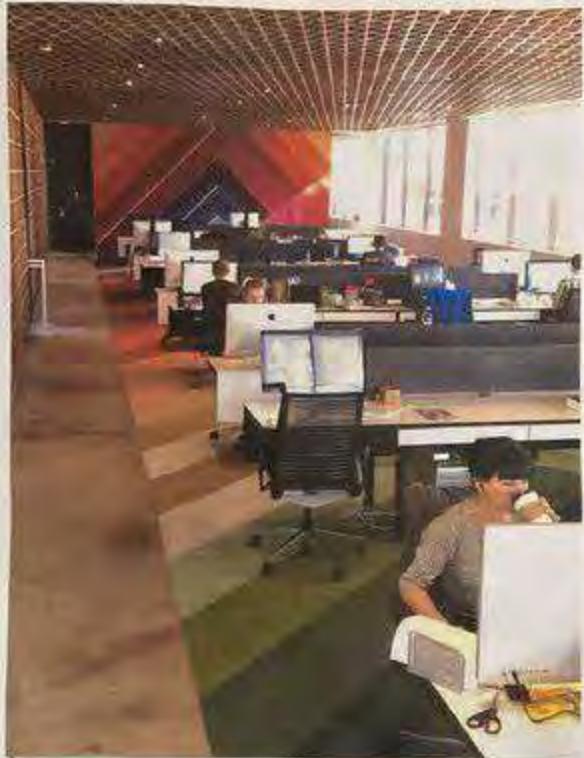
The concept of the healing power of nature has been a central purpose of Astley Ainslie for a century. Popular interest has spiralled in recent years: therapeutic gardens designed as healing spaces, community gardening, forest bathing, ecotherapy such as nature based rehabilitation, mindfulness meditation in nature – these are all ideas which could flourish at Astley Ainslie in the future.



© Federation of City Farms and Community Gardens



Appendix 2: Collages



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

CREATIVE ARTS
ARE ALIVE & NEED
A SPACE /

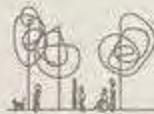
THE 2019 COMMUNITY BRIEF LISTS 'CREATIVE ARTS(STUDIOS)
PERFORMANCE AREAS / BANDSTAND. PLEASE INCLUDE.
A FLEXIBLE COMMUNITY ARTS HUB WITH SMALL SCREENING
ROOM / COMMUNITY CINEMA, MULTI USE BLACK BOX
PERFORMANCE STUDIO & AFFORDABLE MAKERS / MEDIA
LAB FOR LOCAL GROUPS (eg COMMUNITY FILMMAKING,
AUDIO, YOUTH FILM CLUBS). THIS ALIGNS WITH THE 2019
BRIEF & 2021 FEASIBILITY STUDY, ACTIVATING EVE/
YEAR ROUND, & SUPPORT WELLBEING, SKILLS &
INTERGENERATION PARTICIPATION.

NOT THAT
FAR AWAY
FROM THE
INITIAL
VISION OF
ASLEY
AINSIE!



Local Place Plan for Astley Ainslie

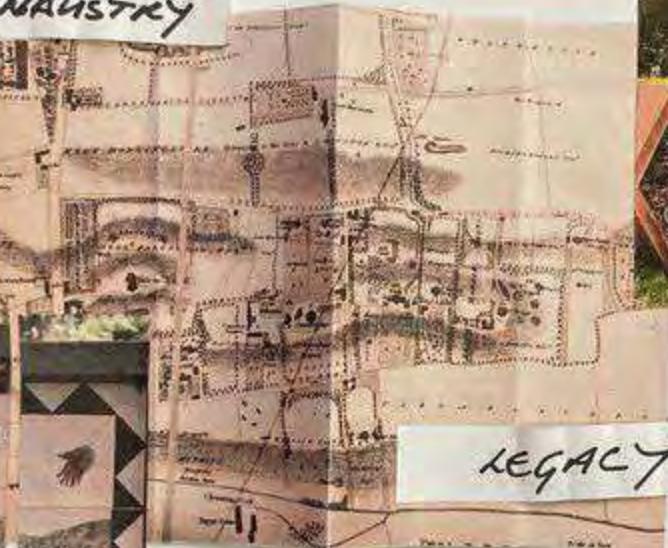
AACT scot/Local-Place-Plan



INDUSTRY



ECOLOGY



LEGACY



ARBOR



ETUM

EMANCATION



CREATIVITY

Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

- KEEP EXISTING NATURAL SPACES
- CREATE OPPORTUNITIES TO ENGAGE WITH NATURE (GARDENING, GREEN GYM, BEE KEEPING, GROWING HERBS & OTHER FOOD)
- KEEP TREES!

• WE NEED CLIMATE RESILIENT SPACES
RESPECT NATURE AND BIODIVERSITY!!



- ENGAGE YOUNG PEOPLE IN ACTIVITIES AROUND THESE SPACES
- LET YOUNG PEOPLE FEEL PART OF COMMUNITY & HELP THEM TO BE RESPONSIBLE SCOTS!

• A COMMUNITY RESOURCE CENTRE WITH SOIL WORKERS (MENTAL HEALTH, SOCIAL CARE SUPPORT FOR PEOPLE



• KEEP EAST & WEST PAVILION - REHABILITATION CENTRE HAS BEEN DOING A FANTASTIC JOB AND MADE DIFFERENCE TO PATIENTS' LIVES





Local Place Plan for Astley Ainslie

AACT/scot/Local-Place-Plan

This site is special

Look around you
and be surprised



Everything should
fit in



Make it iconic— draw people in
from far and wide



Remember the
little things
here that
nobody sees.



KEEP GREEN

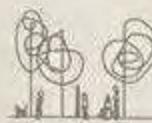


Local Place Plan
for Astley Ainslie

SPACE
IN
CITY

NOTHING
NEEDS
CHANGED





Local Place Plan for Astley Ainslie

AACT.scot/Local-Place-Plan



we'd like an open air swimming pool
& a cafe / community hub
& greenspaces
& safe cycling routes
& a playpark



2006 - WHITEROODS JR





Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

This is a fantastic opportunity to create a vibrant, exciting living environment. Don't screw it up with low quality cheap builds for whatever agreed purposes. Every development should make us all proud we have been a part of it. A great architect or architects with vision and realistic economic foresight are a must and a council with vision, enthusiasm and commitment to enhance the city!



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

There are several buildings in the Astley Ainslie which could be developed, or redeveloped sympathetically - the Parish Bell, bottlenecks and Blackford Pavilion without the site being degraded. Equally, the main building of the Cenotaph Lane terrace (the gethers), the Shrine Block & the former buildings on the south side of the site (the Inst Centre) and Researcher's bungalow made into modern flats. However, developments should be no more than two stories in height.

The main thing that needs to be borne in mind is that the site offers people in the neighbourhood a place offering peace and quiet in an age which is not noted for it. Environmentally, the trees alone offer environment for a wide variety of birds, insects & small mammals. The large houses are a treasure of which it should be developed as libraries, nurseries, community centres, workshops for traditional skills & so on. Equally, suggestions that orchards and allotments be developed are to be welcomed.



Local Place Plan for Astley Ainslie

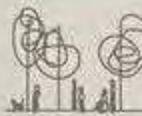
AACT scot/Local-Place-Plan

YES!! TO:-

- A SUBSTANTIAL PROVISION OF NEW, GENUINELY AFFORDABLE HOUSING FOR SOCIAL RENT.
- LET AT SUB-MARKET RENTS WHICH REFLECT THE MEDIAN WAGES RATHER THAN THE (OFT-USED) AVERAGE WAGE IN EDINBURGH. (ie £33K RATHER THAN £58K)

THIS WILL REQUIRE THE SITE TO BE TRANSFERRED (TO A CONSORTIUM OF SOCIAL ENTERPRISES) AT LESS THAN MARKET VALUE AND WILL REQUIRE SIGNIFICANT CAPITAL SUBSIDY/INVESTMENT FROM THE SCOTTISH GOVERNMENT, MEMBERS OF THE EDINBURGH PARTNERSHIP. NOTWITHSTANDING A SIGNIFICANT SOCIAL RETURN ON (THAT) INVESTMENT WILL BE GENERATED AND DEWAGED.

P.S. "35% AFFORDABLE" IS ALL VERY WELL, BUT AT LEAST 70% OF THIS PROPORTION HAS TO BE FOR SOCIAL RENT.



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

Yes to

- Sustainable housing renovated in the existing buildings and/or on the existing building footprint. The renovated buildings could be built on a heat network and/or with ground source heating.
- More food growing and meadows.
- More renewable energy generation on site.
- More opportunities for local businesses and/or coworking spaces to base here. See Canongate as an example of heritage buildings owned by a community trust being used for coworking facilities.

Notes

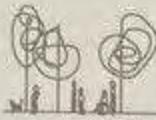
- Loss of green space, particularly loss of trees and wild spaces. My children play every week in the woodland areas, climbing and building.
- A presumption that the space is primarily for residents. People who choose to live there should understand they are part of a shared space.
- Car dominance. As many roads as possible should be closed to vehicles to increase the safety of the space.
- Greater traffic volume on Canaan Lane (3 schools) and congested Morningside Road.



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

- DECLARE IT AN ECOLOGICAL AREA
 - ALL NEW USES CREATED AND MANAGED WITH CORE PRINCIPLES OF SUSTAINABILITY : Low/NET ZERO CARBON
 - MIXED USES ALLOWING FOR ALL AGE GROUPS TO USE AND ENJOY
 - PUBLIC ACCESSIBILITY TO THROUGH AREA : Low/MINIMAL CAR ACCESS
 - AT LEAST 50% SOCIAL HOUSING + 10% MD MARKET RENT
 - DESIGN TO MEDIUM HOUSE DENSITY - "A MODERN COLONIES"



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan



This building could be demolished to allow for new build affordable housing to be made available.

More historic buildings would be developed into flats for sale.

Recommnd looking at what has been done at Greatpark Poor Hospital site - was the Stirls housing developed ^{ONLY IF} ~~superior benefits~~
Also Craighouse site which was NHS then
Naple no private developer. Balanced level of
new build and adapting old original buildings.
Needs to be a balance to keep green spaces
available for public access.

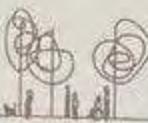


Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan



- Whatever changes/developments take place, we need to retain the spirit of place in the AA as it is today. Walk through any entrance, feel calmer, feel peaceful.
- 500 homes will definitely penetrate this restorative ^{with ordinary} peace. Social housing is the imperative - enabling people to live on a site which could so easily become homes for the wealthy.
- Yes to all social/community initiatives but be careful not to crowd out wild beauty. Skilful design needed.
- Keep David Ainslie's vision. Interpret it for today. Please don't dilute it.



Local Place Plan for Astley Ainslie

AACT.scot/Local-Place-Plan



Preserve this tiny school in
some way.

It was very special for the
children, like my daughter,
she enjoyed, with complex needs.
Could it be a nursery? play
centre? centre of young children
in the centre of such a nice
housing. Maybe with 'affordable
housing'. Thank you! Agree
AAT

? move it into an
education centre -
- Astronomy
- Nature
- Wildlife
- Culture by NUS was for
Education - Ideal use of light & quiet



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan



KEEP EXISTING BUILDINGS





Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

RED VISITORS



giving
nature
a home

Naturally beautiful





Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

OR

0 0 0 0

Astley Heights

Filled to the brim



More Roads
Concrete
Tarmac
↓ Wildlife



No
Recycling



It's rubbish
for everyone
except us



giving
nature
a home



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan

- 1) If you are needing to accommodate 500 new homes, much care need to be taken as to the location of community hubs, facilities, outdoor play areas etc. Private house owners will Not welcome noisy, active participation near their previous new homes, probably very much at the top end of housing range. Frusely territorial therefore ensure community facilities are situated bearing this above in mind.
- 2) I cannot bear to see the same predictable 'executive housing' erected from a standard template to maximize house builders profits. Yes please to imaginative original house designs blending with nature. This can be done as in many other countries. Developers not interested in originality.
- 3) Care to be kept in their place once again, as shown in parts of the Netherlands. keep in view away from houses with careful planting to hide them! People not cars most important.





Local Place Plan for Astley Ainslie

AACT.scot/Local-Place-Plan

Friends pattern with sealing must be preserved
The woods should stay wild albeit with hazards removed.

The area with huge Rhododendron must be kept.

Orchard area really important





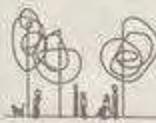
Local Place Plan for Astley Ainslie

AACT.scot/Local-Place-Plan

As far as I am aware, the original bequest stipulated that it was for health use but also for use by the local community.

I don't think that the local community is aware of this. It is important that this is reflected in any future development of the site.





Local Place Plan for Astley Ainslie

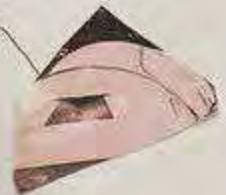
AACT scot/Local-Place-Plan

'Secret Garden'

Would be great
to see the Secret
garden become an
Urban food project to educate
kids + communities.



I would love to see
more tent pitches in the
camping area



more Butterflies
bees and caterpillars



Local Place Plan for Astley Ainslie

AACT scot/Local-Place-Plan
Astley Ainslie

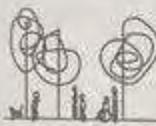
more nice ponds/fountains ^{wild fish}

MORE!



from Loch Lai Addison Bn's

→ Yerolo - ke



Local Place Plan for Astley Ainslie

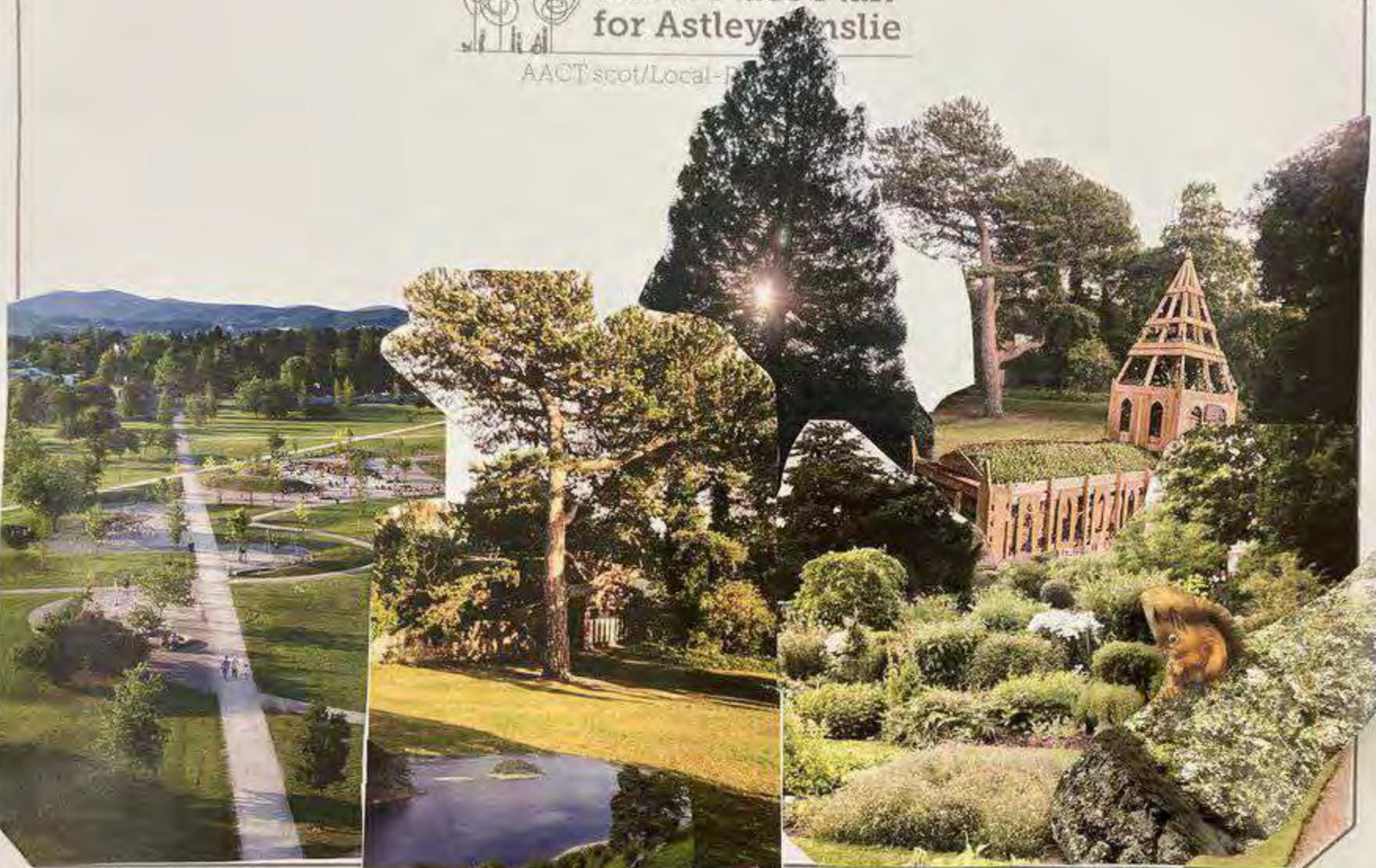
AACT scot/Local-Place-Plan

KEEP LISTED BUILDINGS AND ICONIC PLANTS.
RAZE EVERYTHING ELSE, AND MAKE A PLAN
FOCUSING ON PATHS & ROUTES, COMMUNITY
GARDENING & FARMING PLUS A MIXTURE OF
HOUSING TYPES.
MAKE ACCESS TO MORNINGCITY AS EASY
AS POSSIBLE (BUS ROUTES ETC.) DON'T
CREATE A SEPARATE COMMUNITY HUB.

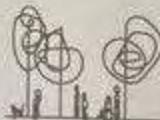


Local Place Plan for Astley & Cainslie

AACT scot/Local-Place-Plan



Cast Men 10 years old



Local Place Plan for Astley Ainslie

AACT.scot/Local-Place-Plan

I am afraid that ^{biotic} the vast range of objectives specified here there are incompatible objectives. Priorities need to be set.

The unique features of the site are the green space, the trees, and the variety of wildlife. These features will be destroyed if due care is not given to the redevelopment of any existing building, or demolition, or any rebuilding. Buildings tend to be very messy, often with little regard to the natural environment. 500 houses seems quite a lot especially if each unit is assumed to cater for cars. If there is any housing development it should be at the edge of the site and should severely restrict car facilities. I understand there are existing housing developments in Edinburgh which limit car use.

Any development for profit should be eschewed!

Ian Robertson
10, St. Fillans Terrace
Edinburgh EH10 5NH
robertson.ian@gmail.com

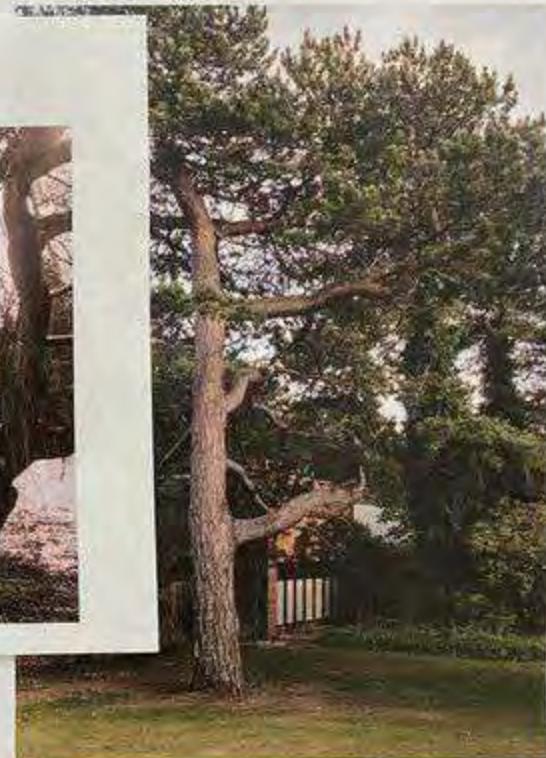
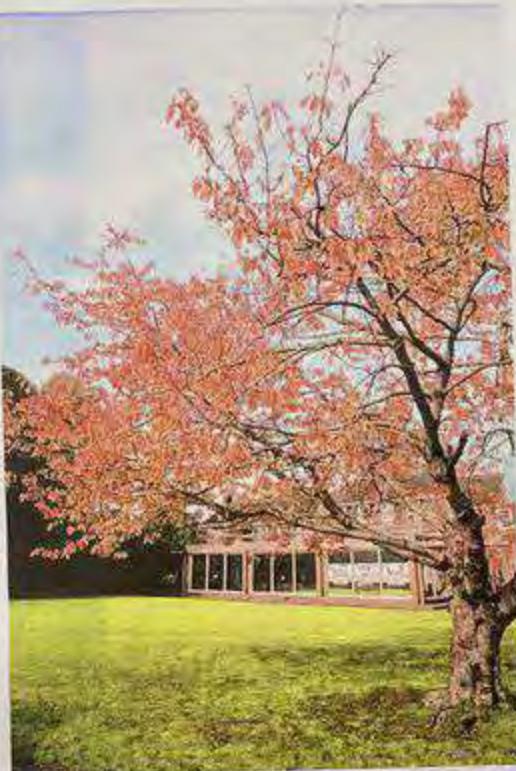


Local Place Plan for Astley Ainslie

AACT.scot/Local-Place-Plan



T R E E S





Local Place Plan for Astley Ainslie

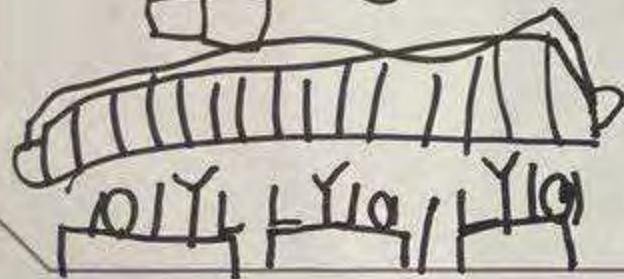
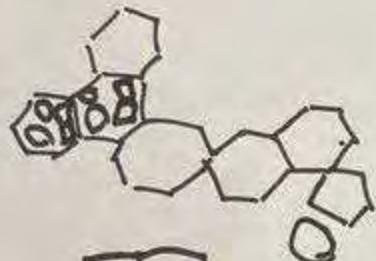
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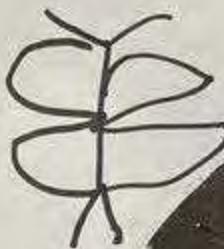
opportunities for
outdoor learning



More play spaces
for children.
(ie parks)



aged 4½



More flowers
and fruit trees
for butterflies.
Homes for
insects.

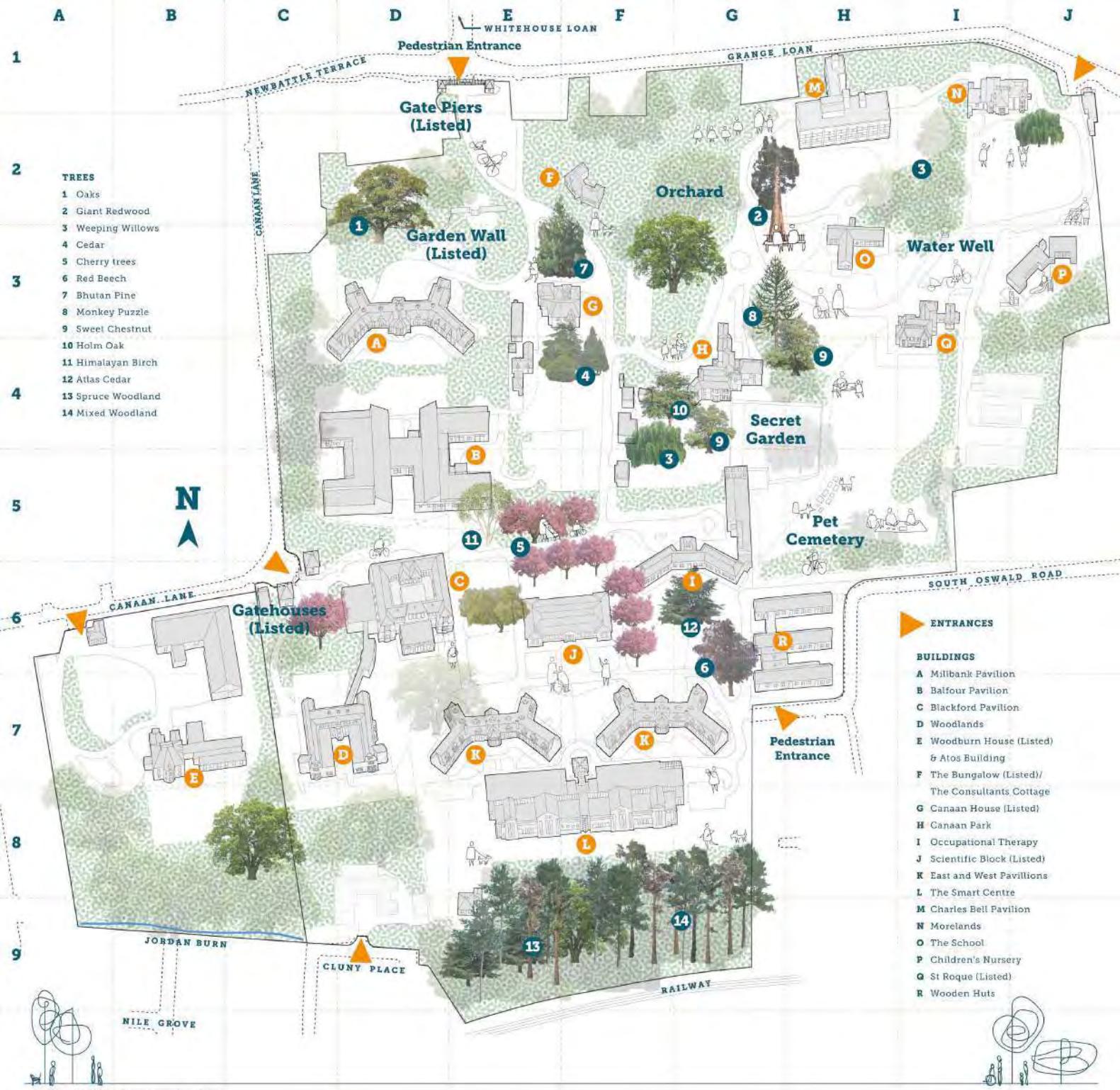
Michelle COSTELLO

Michelle

Local Place Plan
for Action Lincoln



Appendix 3: Map of the Astley Ainslie



Consultations with local school students

Morningside Community Council and Astley Ainslie Community Trust

Meeting children at Canaan Lane and St. Peter's Primary Schools (March 2025)

Aim: to hear the children's views on what they currently value in the local environment and what they think is important for their future.

The teachers involved were sent this outline of the discussion points to talk over with the pupils in advance:

Building A City Plan 2040.

The Scottish Government has made new rules that require all Councils in Scotland to invite local groups, like community councils, to make a plan that gives a voice to local people and collects ideas as to how their area should grow and change in the future.

To make a plan for Morningside and Astley Ainslie, the community council wants to speak to local people, carry out surveys and find out local people's views. The plan is to be called the Morningside Place Plan.

Because this plan is about your future, we especially need your help.

You can explain your ideas in whatever way suits you.

You can talk to us, write down your ideas or draw pictures and we can include them in our plan.

The types of things that we want to know, so we can add it to our Morningside plan are:

What spaces are there for you to play and have fun in Morningside?

Is it easy to get to?

Do you use greener spaces while at school, during breaks or for learning about nature?

Do you have ideas to make the green spaces better?

Do you favourite place? Why?

Thinking about Morningside's streets, buildings and the small green places in between.

Are there buildings and places you like to visit/walk past? Can you name them?

Do you have ideas to make the houses, buildings and small green places in Morningside better? More sustainable?

What makes you proud about Morningside?

If you had a magic wand, what would you change about Morningside?

Canaan Lane School Helen Sang, AACT, and Carol Duncan, MCC, met a group of 12 impressive P3 learners and a principal teacher, Fran.

We started by all looking at a map of the Morningside.

Firstly, we asked where do they like to play and fun.

The learners talked about spaces that are part of the school- the school garden, the community field.

However, the main place they talked about was **Astley Ainslie** where they regularly pay visits to enjoy their 'nature school'. The activities at this 'school' include climbing trees, finding bugs, building dens and creating camouflage. Some learners walk through **Astley Ainslie** as a route to school. The learners also cycle in **Astley Ainslie** and sometimes get lost there. They don't like people smoking at the entrance gates.

The learners also enjoy visiting Blackford hill and playing there.

The learners felt they were lucky having lots of green spaces nearby where they can go after school and felt the map of the area showed this.

We asked for ideas that would make spaces better.

The comments were about having more sport spaces in **Astley Ainslie**, stop cutting down the trees, safer spaces for walking and cycling and reduce the importance of roads.

The learners talked about recycling but that you can't recycle litter when you are out and about.

They also thought there should be more growing of vegetables and fruit locally.

When we asked about their favourite spaces

Apart from **Astley Ainslie**, one learner talked about the vegetable growing at the Hermitage, another learner was fascinated by the willow sculptures at the Royal Ed hospital community garden.

Thinking about the streets and buildings, we asked where they like to visit or walk past.

The former Braid church building (now Pizza Express) was liked by several young learners. They described it as the building with the dome. They also like visiting the library and the Old School House as coding class and lego club happen at these places. They also like the Dominion cinema and the Toy shop.

We asked for ideas to make the houses and buildings better and more sustainable?

They were all aware of Solar panels. Not sure how the school is heated. Talked about bigger and better drains that don't get blocked by leaves and twigs. Also thought water should be collected and reused.

The learners talked about more greenery near the streets, and less cars and less pollution. One learner explained that her cousin had to use a wheelchair sometimes and thought there should be more consideration of disabilities in moving around safely and easier.

Green spaces matter. They talked about the benefit of trees as they can give shade, have interesting shapes and being beautiful. They also said that in some places trees should be small and not block out the sunlight.

One learner thought about star gazing.

One learner talked about having more houses in the area for poorer people.

We asked what they are proud of.

The learners are all proud of their school!

St Peter's P.S. senior pupils group and Catherine McCabe, their teacher. Joint visit by Carol Duncan (MCC) and Helen Sang (AACT).

What spaces are there for you to play and have fun?

The learners said they use the community field near the school but the grass not in a very good condition. One learner who lives at Fairmilehead enjoys the Braid Hills and plays golf there. Blackford Hill is mentioned several times, as is the swing at the paddock. One learner often walk the dog there with her parents. Another learner goes the Midmar Allotments with her grannie. The small spaces in the Hermitage were also mentioned. The school garden is great but it is locked out of school hours and during holidays.

How much nature is there around Morningside?

P1 use **Astley Ainslie** for a nature class and the older children use the Hermitage for nature classes. The teacher hopes to do art classes in **Astley Ainslie**. One learner cycles through **Astley Ainslie** to school, others walk through.

Is it easy to get to?

The learners felt it is easy to reach green spaces

Do you have a favourite place? And why?

One learner felt that green spaces are spiritual places. Blackford pond enjoy a walk round. One learner liked up the view of the chimneys from up Blackford Hill and another liked the early evening on Blackford Hill when the lights of the town were on.

Do you have ideas to make the green spaces better?

One learner felt the far section of **Astley Ainslie** (Whitehouse Loan end) has a lot of trees near the road that make it feel dark (felt not safe). She likes the trees but thinks this space should be opened up more. One learner thought bike tracks in **Astley Ainslie** would improve the place, another thought more tree swings.

Wild flower areas.

More hedges.

A playground that is a 'mini Meadows' style playground.

Sport pitches/basketball space like Morningside park.
Skateboard place.

*Thinking about Morningside's streets, buildings and the small green places in between.
Are there buildings and places you like to visit/walk past? Can you name them?*

The learners were enthusiastic about the cafes and the good selection of shops. They mentioned Sainsbury Local, the library, the top shop, the Oxfam book shop where a dad buys records and the charity shops for presents.

They also like St Peter's church ,the old Victorian houses and the bright colours of the shops particularly the toy shop.

Do you have ideas to make the houses, buildings and small green places in Morningside better? More sustainable?

One learner mentioned less cars and pollution.

Trees on the main road where the street is dense.

Solar panels. One learner mentioned her parents were refused permission by the Council.

Composting and local recycling.

Better use of the communal back gardens of the flats.

Teacher mentioned that the school will need to look at reducing its carbon footprint . already lights are turned off when rooms not in use and heating is turned off in the holidays. This saves a lot of money as well as reducing carbon emissions, but will need to go further to meet council 2030 strategy.

What makes you proud about Morningside?

It is a welcoming place. People seem happy on the street.

The cherry blossom on Braid Avenue.

If you had a magic wand, what would you change about Morningside?

One learner mentioned turning off the street lights to see the stars

Worry about air pollution.

Another learner discussed having telescopes on the hills and maps to tell you about the stars.

Information boards about the history of places

Drawings from P3 learners from Canaan Lane Primary School



Carol Duncan (Morningside Community Council) and Helen Sang (AACT) with Primary 3 learners from Canaan Lane Primary School.



Young people (Boroughmuir High School Years 1-3, May 2025)

Presentations were made to Assemblies of S1, S2 and S3 pupils at Boroughmuir High School. These were followed by an online survey run by Morningside Community Council. The questions the students were asked were:

- Where do you go to catch up with friends?
- Which local spaces do you use for outdoor activities?
- Do you use the shops and businesses in Morningside?
- Which do you particularly like/value?

- Do you have a favourite place in the area? Why?
- What's missing from your point of view?
- Do you ever visit or pass through the Astley Ainslie Hospital site?
- A plan is being developed to influence the future of this large site when the hospital is closed down. Are there any facilities using the outdoor space that you suggest would be good for teenagers to use at evenings and weekends?
- Are there facilities that could be provided using empty buildings on the site that are not available for teenagers locally?
- Do you have ideas to make the parks and green spaces better?
- Do you have ideas to make the houses, buildings and small green places in Morningside better? More sustainable?
- What is something you have seen/experienced elsewhere that you think would be a good addition to Morningside?
- Do you think there are things that should be done in the area to address the challenges of climate change? If so, what?
- What makes you proud about Morningside?
- What features do you particularly like about the area?
- If you could redesign Morningside, what would you change?

The specific responses to questions about the Astley Ainslie site were:

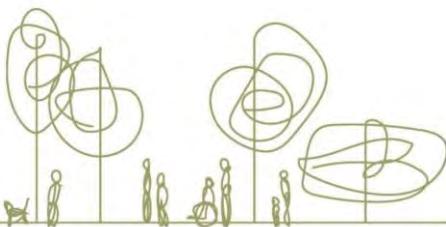
Q1 A plan is being developed to influence the future of this large site when the Astley Ainslie hospital is closed down. Are there any facilities using the outdoor space that you suggest would be good for young people:

1. **Parks and Green Spaces:** A significant number of responses suggest creating or maintaining parks, open grass areas, and green spaces for relaxation, walking, and general outdoor enjoyment. Many emphasize the importance of accessible, natural environments for all ages.
2. **Playgrounds and Youth-Oriented Areas:** Many responses recommend play parks, playgrounds, and activity zones specifically designed for children and teenagers. Suggestions include zip lines, swings, and spaces that are inclusive for older children and teens
3. **Community and Social Spaces:** Some suggest facilities that foster social interaction, such as community centers, leisure centers, cafes, snack shacks, and hangout areas. These spaces are intended to bring people together and provide amenities beyond sports.
4. **Nature, Wildlife, and Garden Areas:** A portion of responses highlight the value of flower gardens, wildlife areas, woods, and community gardens. These facilities are seen as important for biodiversity, relaxation, and educational opportunities

Q2 Are there facilities that could be provided using empty buildings on the Astley Ainslie site that are not available for teenagers locally?

1. Sports and Fitness Facilities: Many responses highlight the lack of sports and fitness amenities for teenagers, including gyms, swimming pools (with slides), indoor tennis and basketball courts, parkour gyms, bike parks, indoor skate parks, airsoft fields, and cricket facilities. These are seen as important for physical activity and recreation
2. Leisure and Entertainment Spaces: Teenagers mention the need for leisure centres, arcades, escape rooms, karaoke bars, bowling alleys, and indoor seating areas for socializing, especially during cold weather. Such spaces would provide safe and engaging environments for relaxation and entertainment
3. Social Clubs and Group Activities: There is a demand for fun clubs, social clubs, and places to hang out as a group. Suggestions include hubs, clubhouses, and venues for free tutor groups or mental health services, which would foster social interaction and support among teenagers.
4. Food and Retail Options: Several responses point to a lack of diverse food places, food courts, affordable supermarkets, clothing shops, flower shops, and popular chains like Nando's and Starbucks. These facilities would enhance convenience and choice for teenagers
5. Basic Amenities and Other Needs: Basic amenities such as public toilets, places to relax, and therapy/counselling centres are noted as missing. There are also mentions of secondary school places and libraries, indicating broader community needs beyond recreation.

Many thanks to Morningside Community Council for inviting us to participate in these consultations.



Register of Listed Buildings

LB52322 Bungalow: Consultants' Office (Former Assistant Medical Superintendent's House)

1932 single storey 5-bay C-plan neo-Georgian house with wide swept roof, located just to the north of the Admin Block.

Category C 10/12/2014. NGR NT 25198 71471.

LB27310 North and South Lodges including Gatepiers and Railings

1930-32 pair of 2-storey 2-bay diagonally set neo-Georgian gatelodges at the Canaan Lane

entrance, linked by curving walls with late 17th C style gatepiers and railings.

Category B 14/12/1970. NGR: NT 25045 71260.

LB46192 Scientific Block

Located between and immediately to the north of the West and East Pavilions, this is a 1929 single storey 15-bay symmetrical purpose-built hospital technical building, combining neo-Georgian and modernist details.

Category C 07/05/1999. NGR NT 25190 71226.

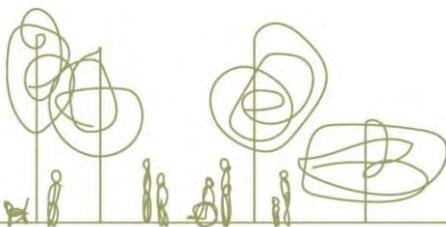
LB27324 St. Roque

Originally built as a residential villa it has been part of the AAH site since 1946 and is currently used as offices and meeting rooms. Dating from 1850-2, with 1895 additions and

alterations, St. Roque is a 2-storey L-plan Italianate style suburban villa with distinctive 3-storey tower and linked service wing, retaining its domestic character. (Garden fountain

in previous Listing and dragon bench no longer in situ in 2014 review.)

Category B 30/03/1993. NGR NT 25388 71394.



LB46194 Garden Wall, incorporating carved panels, to the north of Millbank

Pavilion

This is to the north of the Millbank Pavilion, a formal 1930s garden wall incorporates a niche

containing fragments of early 16th C stonework.

Category C 07/05/1999. NGR NT 25108 71443.

LB 27317 Sentry Pavilions, including Gateposts, Railings and Gates

1932 pair of single storey square plan neo-Georgian sentry lodges, with late 17th C style locked gates and railings, making an important contribution to the streetscape at the junction

of Grange Loan and Whitehouse Loan, with pedestrian access to the AAH site on the east

side of the east Pavilion.

Category B 14/12/1970. NGR NT 25130 71533.

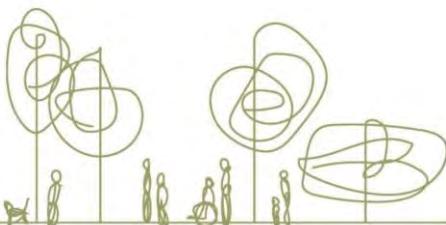
LB27303 Admin Block (Formerly Canaan House)

Dating from 1805, with additions 1877 & 1904, a 3/4 storey classical square-plan villa with

later additions, located in the centre of the site to the east of Millbank Pavilion. With a largely intact 19th C interior, it is the earliest surviving building on the AAH site and one of

the earliest houses in the Grange.

Category C 30/03/1993. NGR NT 25186 71405.



Realising this Plan

The retention and sensitive development of part of the Astley Ainslie for health uses by NHS Lothian, alongside the required preservation of listed buildings and trees, provides a unique opportunity for innovative partnerships, working to deliver a wide range of community benefits in a sustainable way.

Working with public sector partners including City of Edinburgh Council, NHS Lothian, Scottish Government, local Community Councils, the Third Sector and other community organisations (for example the Grange Association), it will be possible to deliver a wide range of facilities, for example primary health care, affordable housing, co-housing, a care home, housing for older persons and others with support needs. In addition, imaginative housing developments can be delivered, working with third sector and private companies to deliver the range and quality of housing indicated in the LPP.

The Trust will seek community ownership, as necessary to progress and facilitate innovative partnership working to realise tangible community benefits.

A Community Hub is an urgent priority and a conversion of one of the existing buildings can meet this need. Funding and cooperation from heritage bodies and an early release of a suitable building by NHS Lothian would be required. This Hub would provide an opportunity for Community led initiatives such as youth clubs, social enterprises, spaces for co-working, training for the disadvantaged and others in need, artists, craft makers, a café and small community businesses.

Preservation of the natural habitats and open access for all, is a fundamental requirement expressed by the community and the Trust will seek community ownership if required. It will also seek, on behalf of the community, that City of Edinburgh Council, NHS Lothian, Scottish Government and future partners respect, facilitate, and in some cases fund these community aspirations.